

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 170 OLIVE STREET. Site Plan Review for the conversion of existing building into Avis/Budget car/truck rental facility in a BA zone. (Owner/Applicant: Arsalan Altaf for Pawson Point LLC; Agent: Carolyn W. Kone of Brenner, Saltzman & Wallman LLP)

REPORT: 1552-06

ACTION: Approval with Conditions

STANDARD CONDITIONS OF APPROVAL

1. Pursuant to State Statute, this site plan and soil erosion and sediment control plan approval is valid for a period of five (5) years following the date of decision, until December 19, 2023. Upon petition of the applicant, the Commission may, at its discretion, grant extensions totaling no more than an additional five (5) years to complete all work connected to the original approval.
2. The applicant shall record on the City land records an original copy of this Site Plan Review report (to be provided by the City Plan Department) and shall furnish written evidence to the City Plan Department that the document has been so recorded (showing volume and page number), prior to City Plan signoff for building permits. A digital copy of the recorded report shall be provided to staff (.pdf).
3. Upon approval by the City Plan Commission, provide compiled digital copies of all application materials, including drawing sets and reports, to staff for filing (.pdf files) prior to City Plan signoff for building permits.
4. Comments under ADDITIONAL CONDITIONS OF APPROVAL shall be reviewed with the City Plan Department and resolution reflected on final plans, prior to their circulation for signoff.
- 5.
6. Signoff on final plans by the Greater New Haven Water Pollution Control Authority; City Engineer; Department of Transportation, Traffic, and Parking; City Plan Department; and Fire Marshal in that order shall be obtained prior to initiation of site work or issuance of building permit.
7. Construction Operations Plan/Site Logistics Plan, including any traffic lane/sidewalk closures, temporary walkways, detours, signage, haul routes to & from site, and construction worker parking plan shall be submitted to the Department of Transportation, Traffic and Parking for review and approval to prior to City Plan signoff on final plans for building permit.
8. Any proposed work within City right-of-way will require separate permits.
9. Any sidewalks or curbs on the perimeter of the project deemed to be in damaged condition shall be replaced or repaired in accord with City of New Haven standard details.
10. Following completion of construction, any catch basins in the public right-of-way impacted by the project shall be cleaned, prior to issuance of Certificate of Occupancy.
11. As-built site plan shall be filed with City Plan Department, with a copy to the City Engineer, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in mylar and digital form (.pdf).

ADDITIONAL CONDITIONS OF APPROVAL

12. Applicant shall furnish and submit compliant turning movement templates for all spaces on site prior to sign off for building permit.

Submission: SPR Application Packet including DATA, WORKSHEET, and SITE forms. NARRATIVE attached. Application fee: \$360. Received November 15, 2018.

- Application drawings. 11 sheets received November 15, 2018. Revisions received December 6, 2018, December 13, 2018, and December 18, 2018.
 - Cover Street. Drawing date November 15, 2018. Received November 15, 2018.
 - Improvement Location Survey. Drawing date December 20, 2017. Received November 15, 2018.

- CS101: Site Plan. Drawing date November 15, 2018. Received November 15, 2018. Revised December 5, 2018. Received December 6, 2018. Revised December 13, 2018. Received December 13, 2018. Revised December 18, 2018. Received December 18, 2018.
- CS501: Site Details. Drawing date November 15, 2018. Received November 15, 2018. Revised December 5, 2018. Received December 6, 2018. Revised December 13, 2018. Received December 13, 2018.
- CU101: Site Grading, Utility, and Drainage Plan. Drawing date November 15, 2018. Received November 15, 2018.
- CU501: Site Utility and Drainage Details. Drawing date November 15, 2018. Received November 15, 2018.
- LP101: Planting Plan. Drawing date November 15, 2018. Received November 15, 2018. Revised December 13, 2018. Received December 13, 2018.
- LP501: Planting Details. Drawing date November 15, 2018. Received November 15, 2018.
- LL101: Lighting Plan with Street Lights. Drawing date November 15, 2018. Received November 15, 2018.
- LL102: Lighting Plan without Street Lights. Drawing date November 15, 2018. Received November 15, 2018.
- LL501: Lighting Details. Drawing date November 15, 2018. Received November 15, 2018.

PROJECT SUMMARY:

Project: Rental car and truck facility

Address: 170 Olive Street

Site Size: 18,182 SF (0.42 acres)

Building size: 7,436 SF

Zone: BA (General Business)

Parking: 11 spaces (including 4 standard spaces, 1 accessible space, 5 truck rental parking spaces, and one loading space)

Owner/Applicant: Arsalan Altaf for Pawson Point LLC

Phone: (860) 248-4443

Agent: Carolyn W. Kone of Brenner, Saltzman & Wallman LLP

Phone: (203) 772-2600

Site Engineer: Langan CT

Phone: (203) 562-5771

BACKGROUND

Previous CPC Actions: No previous actions have been taken.

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone, with the zoning relief granted. On October 9, 2018, the applicant was granted Board of Zoning Appeals Permission for a Special Exception for indoor storage of cars associated with a vehicle rental agency in a BA District with conditions limiting indoor storage to 26 and indoor storage for rental vehicles only.

Site description/existing conditions:

The project site encompasses a lot area of approximately 18,182 SF (0.42 acres) and consists of a vacant 7,436 SF one-story building that was formerly occupied by a gas station and car repair facility. The site is bounded by the New Haven/Springfield rail line in the north and west, Olive Street in the east, and Grand Avenue and commercial property in the south.

Proposed activity:

The application includes the conversion of the existing one-story 7,436 SF vacant building into a car and truck rental facility. Proposed interior work includes the construction of a lobby area, an office, two bathrooms, a car wash, and a rental car storage area. The applicant proposes to remove the three existing billboards on site, install

lighting and cameras on the exterior sides of the building, and plant a 5 FT wide year-round tall grass buffer strip between the parking/loading area and the sidewalk along Olive Street.

Motor vehicle circulation/parking/traffic:

The applicant proposes to provide five (5) standard car parking spaces (including one accessible space), one (1) loading space, and five (5) truck rental parking spaces on site for customer and rental car and truck pick up and drop off. The proposed project also includes the reduction of curb cuts on site from five to two along Olive Street. Rental cars will enter the site via the southern curb cut. Trucks will enter the site from the northern curb cut. Staff will store no more than 26 vehicles inside the building, per the Board of Zoning Appeals Special Exception.

Bicycle parking:

The applicant proposes to provide six bicycle parking spaces on site, consisting of two (2) long term and four (4) short term spaces.

Signage:

The applicant proposes to install a sign on the existing sign pole in front of the southern curb cut and an Avis/Budget sign on the building. Proposed signage will be subject to zoning approval.

Sec. 58 Soil Erosion and Sediment Control: Not applicable

Sec. 60 Stormwater Management Plan: Not applicable

Sec. 60.1 Exterior Lighting: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: Not applicable

Project Timetable: The project is expected to begin in January 2019 and be completed in March 2019.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details with following conditions:

1. **Backing over sidewalks specifically prohibited and;**
2. **Only staff to maneuver out-bound vehicles out of parking spaces.**

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: December 19, 2018
Edward Mattison
Chair

ATTEST: MDL.
Michael Piscitelli, AICP
Acting Economic Development Administrator