

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 94, 96, AND 130 AMITY ROAD. Site Plan Review for construction of a fast food restaurant with drive thru window within an existing shopping center in a BA zone. (Owner: Wellmakara, LLC; Applicant: Cantina Hospitality, LLC; Agent: Meaghan Miles of Hurwitz, Sagarin, Slossberg, & Knuff, LLC)

REPORT: 1529-12

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 April 20, 2022. 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 on final plans.
3. 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.
4. 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.
5. A bond, or other financial instrument acceptable to the City's Corporation Counsel, in an amount of 2% of the certified overall estimated project cost, including grading, paving, fencing, storm drainage, soil erosion measures, landscaping and the like, shall be provided to the City Plan Department, with a copy to the City Engineer, prior to City Plan signoff on final plans for building permit.
6. Any proposed work within City right-of-way will require separate permits.
7. Prior to issuance of Building Permit, street address(es) shall be assigned by the City Engineer.
8. Final determination of traffic markings, V-loc locations, signs, and traffic controls on site and on the perimeter of the site will be subject to the approval of the Department of Transportation, Traffic, and Parking.
9. Filing (with City Plan) and implementation of a Storm Drainage Maintenance Plan and Inspection Schedule is required.
10. Following completion of construction, any City 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 paper, mylar, and digital PDF on CD or flash drive.

Submission: SPR Application Packet including DATA, WORKSHEET, SITE, and SESC forms.

NARRATIVE attached. Application fee: \$270. Received March 16, 2017.

- Stormwater Engineering Design report, dated December 22, 2015, Received 3-31-17, Received March 10, 2017, update Received April 13, 2017.
- Special Exception 17-12-S dated March 21, 2017, Recorded 03/29/2017.
- Proposed Taco Bell, Amity Plaza Traffic Impact and Access Study. Completed by VHB. Dated January 2017. Received March 16, 2017.
- Drawing Set dated Aug-15. Received March 16, 2017, update Received April 13, 2017.

- G-100 Cover Sheet
- SP-100 Site Location, Vicinity Map & Parking Summary
- SP-1 Site Plan
- SP-2 Grading & Utilities Plan
- SP-3 Erosion Control Plan
- SP-4 Landscape Plan
- SP-5 Detail Sheet
- SP-6 Detail Sheet
- SP-100 Site Plan and Site Details
- SP-101 Site Plan, Floor Plan & Site Details
- SP-102 Enlarged Menuboard Area, Trash Enclosure & Equipment Installation Details
- A-200 Exterior Elevations
- AL-1 ALTA/NSPS Land Title Survey
- AL-1 ALTA/NSPS Land Title Survey (second sheet, same name)

PROJECT SUMMARY:

Project: Taco Bell Restaurant in Amity Plaza
Address: 94, 96 & 130 Amity Road
Site Size: 675,255 (15.50 acres)
Zone: BA
Financing: Private
Parking: 712 (overall site), a reduction of 44 spaces
Owner: Wellmakara LLC **Phone:** 860-738-2222
Applicant: Catina Hospitality LLC **Phone:** 203-877-8000
Agent: Meaghan Miles of Hurwitz, Slossberg and Knuff **Phone:** 203-877-8000
Architect: Arconics **Phone:** 914-937-5596
Site Engineer: Rose.Tiso Co **Phone:** 203-610-0262

BACKGROUND

Previous CPC Actions:

- **CPC 1122-08:** Clarification of Position of Zone Line between RS-2 and BA zones.
- **CPC 1123-11:** Special Exception for 742 Parking Spaces where 947 are required and variance to expand existing shopping center in RS-2 and BA zones.
- **CPC 1429-22:** Special Exception for reduction in parking from 750 to 692 parking spaces to construct a restaurant in a BA zone.
- **CPC 1430-04:** Site Plan review for new McDonald's in Amity Plaza (Withdrawn)
- **CPC 1475-04:** Zoning Map Amendment to change zone from RS-2 to BA

Zoning:

The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the BA zone, with the zoning relief granted. 17-12-s: a special exception to allow 712 parking spaces where 756 spaces are required in a BA zone.

Site description/existing conditions:

The existing site provides parking for Amity Plaza and is paved.

Proposed activity:

The applicant proposes to construct a new 2212 sf Taco Bell with a drive-thru in the existing Amity Plaza. The proposed restaurant will contain 54 seats, and there are expected to be 40 employees, both full- and part-time.

Motor vehicle circulation/parking/traffic:

Visitors and employees will enter the site via existing curb cuts off Route 63 into Amity Plaza. Additionally, there will be two entry/exit points via internal parking lot circulation changes. One drive-thru lane provides for service via car; adequate parking spaces have been otherwise provided for visitors and employees.

Bicycle parking:

A seven-bike rack is available for employees and visitors near the main entry to the building.

Trash removal:

Trash removal will be via private hauler. Trash bins are located in a dumpster enclosure just off the entry to the dedicated drive thru lane.

Signage:

Pylon and site signage is included in the site design; signage complies with local ordinances.

Sec. 58 Soil Erosion and Sediment Control:

- Class A (minimal impact)
- Class B (significant impact)
- Class C (significant public effect, hearing required)

Cubic Yards (cy) of soil to be moved, removed or added: 700 cy

Start Date: TBD Completion Date: TBD

Responsible Party for Site Monitoring: Manuel Silva PE
Rose Tiso & Co.
203.209.4806

This individual is responsible for monitoring the site to assure there is no soil or runoff entering City catch basins or the storm sewer system. Other responsibilities include:

- monitoring soil erosion and sediment control measures on a daily basis;
- assuring there is no dust gravitation off site by controlling dust generated by vehicles and equipment and by soil stockpiles both during the demolition and construction phases;
- determining the appropriate response, should unforeseen erosion or sedimentation problems arise; and
- ensuring that SESC measures are properly installed, maintained and inspected according to the SESC Plan.

Should soil erosion problems develop (either by wind or water) following issuance of permits for site work, the named party is responsible for notifying the City Engineer within twenty-four hours of any such situation with a plan for immediate corrective action.

All SESC measures are required to be designed and constructed in accordance with the latest Standards and Specifications of the *Connecticut Guidelines for Soil Erosion and Sediment Control*.

Note: Because the project is between 1 and 5 acres ("small construction"), the applicant is not required to obtain a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction from CT DEEP as long as the applicant has adhered to the erosion and sediment control regulations of the municipality in which the construction activity, in this case, the City of New Haven.

Sec. 60 Stormwater Management Plan: SUBMISSION MEETS REQUIREMENTS

REQUIRED DOCUMENTATION

- Soil characteristics of site;
- Location of closest surface water bodies and depth to groundwater;

- DEEP ground and surface water classification of water bodies;
- Identification of water bodies that do not meet DEEP water quality standards;
- Proposed operations and maintenance manual and schedule;
- Location and description of all proposed BMPs;
- Calculations for stormwater runoff rates, suspended solids removal rates, and soil infiltration rates;
- Hydrologic study of pre-development conditions commensurate with conditions.

STANDARDS

- Direct channeling of untreated surface water runoff into adjacent ground and surface waters shall be prohibited;
- No net increase in the peak rate or total volume of stormwater runoff from the site, to the maximum extent possible, shall result from the proposed activity;
- Design and planning for the site development shall provide for minimal disturbance of pre-development natural hydrologic conditions, and shall reproduce such conditions after completion of the proposed activity, to the maximum extent feasible;
- Pollutants shall be controlled at their source to the maximum extent feasible in order to contain and minimize contamination;
- Stormwater management systems shall be designed and maintained to manage site runoff in order to reduce surface and groundwater pollution, prevent flooding, and control peak discharges and provide pollution treatment;
- Stormwater management systems shall be designed to collect, retain, and treat the first inch of rain on-site, so as to trap floating material, oil and litter;
- On-site infiltration and on-site storage of stormwater shall be employed to the maximum extent feasible;
- Post-development runoff rates and volumes shall not exceed pre-development rates and volumes for various storm events. Stormwater runoff rates and volumes shall be controlled by infiltration and on-site detention systems designed by a professional engineer licensed in the state of Connecticut except where detaining such flow will affect upstream flow rates under various storm conditions;
- Stormwater treatment systems shall be employed where necessary to ensure that the average annual loadings of total suspended solids (TSS) following the completion of the proposed activity at the site are no greater than such loadings prior to the proposed activity. Alternately, stormwater treatment systems shall remove 80 percent TSS from the site on an average annual basis; and
- Use of available BMPs to minimize or mitigate the volume, rate, and impact of stormwater to ground or surface waters.

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: SUBMISSION MEETS REQUIREMENTS

STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape:
50% of non-roof hardscape:

23,882 SF
11,941 SF

Shaded (average)	0 SF
SRI > 29	12,275 SF
Cement	0 SF
Parking striping	0 SF
StreetBond coating	12,275 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	12,275 SF
% SHADED/HIGH SRI PROPOSED	51.4%

Project Timetable:
To be determined.

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.

ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions at the beginning of the report.

ADOPTED: April 20, 2017
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director