

NEW HAVEN CITY PLAN COMMISSION SITE PLAN REVIEW

RE: 605 DIXWELL AVENUE, (corner Hazel Street), Site Plan Review for 5,000 SF Church Addition in a RM-2 Zone (Owner/Applicant: Cavalry Baptist Church).

REPORT: 1391-14

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL

1. The applicant shall review with the City Plan Department comments noted under **SITE PLAN REVIEW** on page 2 of this report, and resolution shall be reflected in revised plans, prior to circulation of final plans for signoff for building permit.
2. A site restoration bond 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 final sign-off on plans and initiation of site work.
3. Signoff on final plans by the City Engineer, Department of Traffic and Parking and City Plan Department in that order shall be obtained, prior to initiation of site work or issuance of building permit. The Fire Marshall and Greater New Haven Water Pollution Control Authority shall also review the plans.
4. 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 that the document has been so recorded (showing volume and page number) to the City Plan Department, prior to City Plan signoff on final plans for Site Permit.
5. The Soil Erosion and Sediment Control Plan is approved for a period of one year, initiating with issuance of this report. Plan may be extended for one additional year upon application to the Commission in accord with Section 11 of *Soil Erosion and Sediment Control Regulations of the City of New Haven* (SESC Regulations). The foregoing dates are limits on commencement, not completion of the work pursuant to the SESC Plan.
6. Any proposed work within City right-of-way will require separate permits.
7. 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 Traffic and Parking.
8. Site Logistics Plan including any temporary closures of the public right of way, construction worker parking, and the like shall be reviewed and approved by the Department of Traffic and Parking.
9. Any sidewalks or curbs damaged during the construction period shall be replaced to the satisfaction of the Departments of Public Works and in accord with standard City details.
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, prior to issuance of Certificate of Occupancy. Site Plan shall be submitted in both mylar and digital format [DWF file based on the State Plane Coordinates (NAD1983)]. Note the version of AutoCAD for the drawing files being submitted.

Submission: Development Permit Application 03/23/06, Letter narrative by Jay Alpert 03/23/06, Site Survey by DTC 04/23/01, Memo re revised site plan 06/12/06 including drainage explanation, Site Plan sheet A1.1 03/23/06 revised 06/12/06, SESC notes, zoning table, location map, BZA decision letter.

PROJECT SUMMARY:

Project: 4,935 SF addition to existing 3,402 SF church and related parking improvements

Address: 605 Dixwell Avenue (corner Hazel Street)

Site Size: 37,588 SF (.86 acres)

Total floor area: 8,337 square feet

Zone: RM-2

Financing: private

Parking: 31

Owner: First Cavalry Baptist Church (Reverend Boise Kimber)

Agent: Jay Alpert

Phone: 203-389-2129

Architect: same

Site Engineer: site plan unengineered

City Lead: City Plan Department

Phone: 203-946-6379

Previous City Actions: LDA for 201 Hazel Street (CPC 1306-09, 06/13/01). SE for Front yard parking (CPC 1383-14, 02/15/06).

BACKGROUND

Zoning: The Site Plan as submitted meets the requirements of the New Haven Zoning Ordinance for the RM-2 zone with the zoning relief granted.

Proposed Activity: First Cavalry Baptist Church proposes an addition to its church at the corner of Dixwell Avenue and Hazel Street. The addition which will include additional seats to the church as well as a social hall and related parking, are on a lot known as 201 Hazel Street purchased from the City in 2001. The lot was part of the former Sealtest Dairy site. A paved front yard will be returned to a grassy area. A paved parking area will be added in the rear.

Parking: 31 parking spaces are provided on site including 1 HC space (an additional HC space is required). Parking is removed from the Dixwell Avenue front yard and added in the rear.

Circulation: One-way traffic will enter the site from Hazel Street and exit onto Dixwell Avenue and Hazel Street.

Trash removal/Loading: A new dumpster pad and enclosure will be constructed on the north side of the existing building.

Storm water Drainage: Seven 1,500 gallon drywells are shown; the applicant states in memo dated 06/12/06 that the dry wells are more than adequate to handle runoff from the 16,000 SF of pavement.

Soil Erosion and Sediment Control Review: The site is relatively flat and soil erosion measures are not shown on the site plan, although a SESC narrative is given. City details and location of anti-tracking pad are required.

Project Timetable: Construction expected to begin as soon as possible; upon receipt of site plan approval and expected to be complete within two months.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from LCI Building, City Plan, City Engineer and Department of Traffic and Parking and have been found to meet the requirements of City ordinances, Regulations and standard details with the following comments:

From Engineering:

- *Show dimensions of HC spaces (10' with 5' aisle)*
- *Move Dixwell Avenue driveway southerly to avoid removal of the existing tree. (suggest meeting in field just prior to driveway apron installation)*
- *No existing or proposed grading shown. (Applicant response: site flat & will be graded to pitch towards drywells.) Suggest providing a grading plan with several drywell catch basins with overflow (in case drywells do not function as intended) to street system which is separated.*
- *Need drainage design and computations. (Provided.)*
- *No utilities shown; will there be any new utility cuts? (None)*
- *It is unclear whether the monitoring well adjacent to the Hazel Street sidewalk is part of this property. If it is, are there others and what is the treatment - protect, save, and remove in accordance with ConnDEP requirements which should be noted on the site plan.*
- *Eliminate any existing unused driveway aprons and install granite curbing and sidewalk (Noted on site plan).*
- *Repair any damaged sidewalk and curbing (noted on site plan).*
- *Use City Standard details for sedimentation and erosion controls. (Applicant has provided other than standard city details)*
- *Provide location of tracking pad (not shown)*
- *Include City Standard details for granite curbing, sidewalks, driveway aprons, pavement restoration etc. (not provided)*
- *Note type of dumpster screening.*

From Traffic:

- Add Stop sign 4' from back of sidewalk on driveway onto Dixwell with "Do not Enter" sign on the reverse side facing Dixwell; add Stop sign 4' back of sidewalk on Hazel Street.
- Insure you have adequate # HC parking spaces (2 required)

From City Plan:

- Show location of dumpster & how trash collection will occur (Provided)
Plan shows removal of existing sign in front; Show any proposed signage. (Applicant response: signage will be on new canopy on front façade)

From Building Official:

- New Bathrooms required to be ADA accessible

ACTION

The City Plan Commission adopts the submitted Site Plans subject to the standard conditions (see page 1).

ADOPTED: June 21, 2006
Patricia A. King
Chair

ATTEST: _____
Karyn M. Gilvarg, AIA
Executive Director