

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 232-240 COLUMBUS AVENUE, corner of SALEM STREET, Special Exception to permit 12 front yard parking in a RM-2 zone (Owner: Church of the Sacred Heart. Applicant/Attorney: Anthony V. Avallone). [BZA, 11-14-S].

REPORT: 1450-17

ADVICE: Approval with Condition

BACKGROUND:

Sacred Heart Church seeks a Special exception to allow Front Yard Parking in a RM-2 zone in at 232-240 Columbus Avenue, in the Hill neighborhood. During the March 15, 2011 BZA public hearing the Atty. Anthony Avallone presented the matter and noted that the applicant is attempting to renew prior approvals that expired. There is no change in circumstances to deter from the original approval. Alderwoman Dolores Colon submitted a letter in support of the application and also testified that there is amply on street parking within the Trowbridge Square neighborhood to accommodate the church demand. An adjoining neighbor at Salem Street inquired about sufficient parking lot buffering and to deter a negative impact on her property values.

Prior CPC Actions:

1. Granted with Conditions (CPC file # 1313-15) Site Plan Review for 28-Space Parking Lot in an RM-2 zone (Sacred Heart Church) December 12, 2001
 - A-2 Survey is required prior to initiation of construction. Any changes in Site Plan due to results of survey shall be made prior to initiation of construction.
 - Sidewalks and driveway apron require replacement to City standards by the applicant, if sidewalk replacement is not eligible for City sidewalks program.
 - Following completion of construction, any City catch basins in the public right-of-way impacted by the project shall be cleaned.
 - As-built site plan shall be filed with the City Engineer, with a copy to the City Plan Department, prior to use of the parking lot. Site Plan shall be submitted in both Mylar (at 40 scale) and digital format [DWG, DWF] file based on the state plane Coordinates [NAD 1927].
2. Approval with Conditions (CPC file# 1306-10) 232-234, 238-240 Columbus Avenue, Land Disposition Agreement for Parking Lot [Sacred Heart Church] June 13, 2001.
 - All zoning relief shall be secured prior to closing.
 - Detailed plans, showing site drainage, landscaping, lighting and lot parking delineation shall be submitted to the City Plan Commission for Site Plan Review and approval prior to closing of the LDA.


PLANNING CONSIDERATIONS

Submitted information includes an A-2 class survey delineating 26 parking spaces with 12 parking spaces perpendicular to Columbus Avenue and Salem Street. Site Plan is dated February 9, 2011 and was prepared by Meehan & Goodin (Manchester, Connecticut). The sole driveway access is from Columbus Avenue. All parking spaces meet the City requirement of 180 square feet excluding the 2-handicap parking spaces. To buffer the proposed parking lot, 26 common juniper trees are planned along the site perimeter. Conversely there are existing trees at the corner of Salem and Columbus Avenue that may obscure traffic line-of-sight. Staff notes said landscaping must comply with Section 28 regarding corner visibility restrictions wherein a 25' triangular area must be free of visual obstructions.

As noted above a the City Plan Commission previously recommend approval of a Land Disposition Agreement, and the Board of Zoning Appeals subsequently granted a Special Exception for front yard parking to allow Sacred Heart Church to establish a parking lot at 232 Columbus Avenue in 2001. The current applications are very similar to the prior submission and thus echo the recommendations of the City Plan Commission's previous Site Plan Review. Therefore the Commission recommends approval with condition:

1. A site plan application shall be submitted to the City Plan Commission in accord with Section 64(f) for detailed site plan review and approval prior to issuance of a building permit.

ADOPTED: March 16, 2011
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director

