



INSTR # 2016008857
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DONNA M LOGLISCI
CITY & TOWN CLERK STAMFORD CT
BLOCK 6

PLANNING BOARD DECISION

RE: MP-423- PLANNING BOARD CERTIFICATE

I, THERESA DELL, Chair of the Planning Board of the City of Stamford, in compliance with Special Act No.619 of the 1953 General Assembly, hereby certify that on May 10, 2016, a Public hearing was held by the **PLANNING BOARD** to consider an amendment to the Master Plan 2015-2025 of the City of Stamford upon application of:

RBS AMERICAS PROPERTY CORP. AND THE CITY OF STAMFORD

And that the following is a statement of its decision as follows: **APPROVED** on May 10, 2016 the following change to the 2015-2025 Master Plan of the City of Stamford as follows:

Change to Category 5 (Residential – High Density Multifamily) for a portion of property currently located in Category 14 (Open Space – Public Parks) and generally described as follows:

Block #: 6

Area: 0.65± acres

Description:

All that area of land in the City of Stamford, CT, beginning at a point located on the intersection of the southerly side of property n/f of Clinton Court Condominiums (Assessor Cards #003-0673 through 003-0690 inclusive) and the “Limit of Work” depicted on sheets L402-- through L404 of the Mill River Park plans, prepared by “Olin,” dated July 16, 2009, and bounded as follows:

Northerly: 61'± by the southerly side of said property n/f of Clinton Court Condominiums;

Easterly: 142'± by property n/f of RBS Americas Property Corp (Assessor Card # 002-5791) and a portion of Division Street, each in part;

Northerly 23'± by the centerline of Division Street;

Easterly 158'± by a portion of Division Street and property n/f of RBS Americas Property Corp (Assessor Card # 000-5087), each in part;

Northerly: 50'± by said property n/f of RBS Americas Property Corp (Assessor Card # 000-5087);

Easterly: 203'± by a line beginning at the intersection of the southeast corner of said property n/f of RBS Americas Property Corp (Assessor Card # 000-5087) and the southwest corner of property n/f of RBS Americas Property Corp (Assessor Card # 000-5086) and heading in a southerly direction; and

Westerly: 530' ± by the “Limit of work” depicted on “Material Plan Area B, C & D”, prepared by “OLIN Landscape Architecture and Urban Design,” dated “July 16, 2009.”


PLANNING BOARD FINDINGS:

It is noted that the Applicants withdrew their prior request to change the text of the Master Plan because the Planning Board specifically found that the Master Plan Categories located within the Mill River Corridor permit any use permitted in the Mill River Design District (MRD-D) zone. Thus, Section C6-40-3 of the

Stamford Charter does not prohibit the MRD-D zone in Master Plan Categories 5 or 14 and any land so designated may be included in the total lot area for purposes of zoning compliance (e.g. density, floor area, coverage, setbacks, etc.).

The subject properties for which this approval relates are generally shown and delineated on the sketch set forth below:




ATTEST: THERESA DELL, CHAIR
STAMFORD PLANNING BOARD

Dated at the City of Stamford, Connecticut, this 20th day of May, 2016.