



City of Stamford
Zoning Board

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD
FROM: VINEETA MATHUR, ACTING PRINCIPAL PLANNER
SUBJECT: ZB #221-31, Text Amendment, MX-D
DATE: January 07, 2021

Zoning Section: Section 9.C.5.b.7 MX-D Signage

Introduction

The Applicant Raymond R. Mazzeo requests the approval of a text amendment to Section 9.C.5.b.7 to amend the blade signage standard for the Mixed Use Design District (MX-D).

Background

The Applicant proposes a minor amendment to the MX-D zoning district to allow blade signs as-of-right if such signs are within the property lines. Currently, blade signs are permitted in the MX-D district only by Special Permit. While the Special Permit process is appropriate for any sign overhanging public right of way, as-of-right process is more suitable for blade signs on private property. Staff believes that the proposed text simplifies the approval process. The blade signs will continue to adhere to the maximum dimensional requirement (max 30 sq.ft.) currently required for blade signs in the MX-D zoning district. The mixed use building at 523 Canal Street, which is under construction will benefit from the proposed text for their signage. Blade signs are especially beneficial for retail tenants due to their higher visibility from oncoming traffic.

Text Amendment

The proposed text is below with changes highlighted.

To AMEND Section 9.C.5.b.7, relating to signage in the MX-D Mixed-Use Development District, as follows:

(7) Signage shall be governed by the standards of the C-N District. Provided however, upon issuance of a *Special Permit* from the Zoning Board, blade type *Signs* up to 30 square feet each, mounted perpendicular to the front *Building* façade are permitted, notwithstanding subject to the standards of Section 13.F.1, and Upon issuance of a *Special Permit* from the Zoning Board, such blade type *Signs* may extend over a public sidewalk provided they extend not more than thirty (30) inches from the *Building*, are non-illuminated, and are made of durable material. Such blade *Signs* shall be located not less than nine (9) feet and not more than thirty (30) feet above the sidewalk.

[CLEAN VERSION]

(7) Signage shall be governed by the standards of the C-N District. Provided however, blade type *Signs* up to 30 square feet each, mounted perpendicular to the front *Building* façade are permitted, subject to the standards of Section 13.F.1. Upon issuance of a *Special Permit* from the Zoning Board, such blade type *Signs* may extend over a public sidewalk provided they extend not more than thirty (30) inches from the *Building*, are non-illuminated, and are made of durable material. Such blade *Signs* shall be located not less than nine (9) feet and not more than thirty (30) feet above the sidewalk.

Referral Comments

Stamford Planning Board

The Stamford Planning Board, during its regularly scheduled meeting held on December 14, 2021 recommended approval of the text amendment application and found it consistent with the 2015 Master Plan.

Traffic Transportation and Parking Bureau

In a letter dated December 06, 2021 Mani Poola, Traffic Engineer stated that the text amendment has no impact on traffic.

City of Stamford Engineering Bureau

In a letter dated December 16, 2021, Willetta Capelle, P.E. Coordinator of Site Plan Reviews and Inspections at the Engineering Bureau, determined that the amendment had no potential impact.

Western Connecticut Council of Government

In an email dated December 10, 2021 Kristin Floberg, stated that the proposal had no regional impact.

Summary

Staff recommends approval of the proposed Text Amendment to allow limited blade signs within private property as-of-right in the MX-D district. The proposal will streamline the approval process and promote retail and service uses.