

February 17, 2022

City of Stamford Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: *Senior Housing – C-D Zone*
Text Change

Dear Mr. Blessing and Board Members,

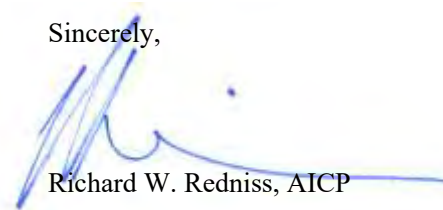
As discussed, on behalf of Andrew Banoff, President & CEO of Jewish Senior Services (Applicant), enclosed please find an application and supportive materials for a Text Change to provide specific standards for senior housing within the C-D Zones. The intent of this Text Change is to facilitate 210 units of Senior Housing on 210 Long Ridge Road where the Zoning Board previously approved 200 units in 2020. That approval remains in effect (219-19). As you may recall the use was generally well received, although many were concerned about the building being located too close to Long Ridge Road, the loss of many mature trees and the large knoll, plus not knowing what might be built on the westerly 8 acres. This Text and intended development is an opportunity to use the entire 15 acres, save the knoll and trees along Long Ridge Road, while maintaining a similar unit count to what was previously approved. A General Development Plan application will follow under separate cover.

In support of the applications, enclosed please find:

1. A check in the amount of \$2,060 for:
 - Text Change: \$1,060;
 - Public Hearing Fee: \$1,000
2. Text Change Application;
3. Text Change;
4. Qualitative Analysis;
5. Site Demonstration Aerial;
6. Site Demonstration Comparison Exhibit; and
7. Letter of Authorization.

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this exciting redevelopment.

Sincerely,



Richard W. Redniss, AICP

Enclosures

CC: V. Mathur, Associate Planner
Redevelopment Team

February 17, 2022

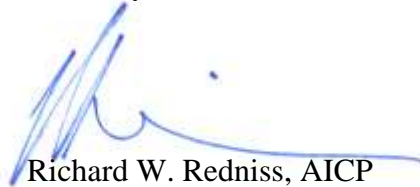
City of Stamford Planning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: *Senior Housing – C-D Zone*
Text Change application

Dear Mr. Blessing,

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting on the Senior Housing Text Change application. Please let us know if you have any questions or would like additional information.

Sincerely,



Richard W. Redniss, AICP

Enclosures

CC: V. Mathur, Associate Planner



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy** in PDF format to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

| | |
|-------------------|------------|
| Minor Text Change | \$1,060.00 |
| Major Text Change | \$5,060.00 |

APPLICANT NAME (S): Andrew Banoff (Jewish Senior Services)

APPLICANT ADDRESS: c/o Redniss & Mead - 22 First Street - Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 1120 Westover Road

PROPOSED TEXT CHANGE: Please see attached Text Change

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? Yes (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 16 DAY OF February 2022

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD February 16 2022

Personally appeared Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
 Notary Public, State of Connecticut
 My Commission Expires Mar 31, 2026

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Note: Proposed new language is shown **highlighted and underlined**.

Proposed Text Change

TO AMEND Section 9.G (C-D Designed Commercial District), Subsection, 9.G.4 (Standards) by adding new Footnote 3 to “Residential Use”, to read as follows:

9.G.4. Standards

In connection with the *Special Permit* uses set forth in Subsection 9.G.3, the following standards shall apply:

| | Non-Residential Uses and Mixed Uses (Non-Residential and Residential) | Residential Uses³⁾ |
|--|---|---|
| a. Building Coverage | 12% three story Development 10% four story Development | 25% |
| b. Lot coverage¹⁾ | 40% three-story development 35% four-story development | 40% |
| c. Density | 0.40 FAR | 12 units / 14 units per acre if all required BMR units are provided on-site |
| d. Building Height | Lesser of 4 Stories or 60 feet | Lesser of 3 Stories or 35 feet |
| e. Setback from Street Line | 50 feet | 50 feet |
| f. Setback from property lines except Street Line | 100 feet if adjacent to single and two- family districts ²⁾ , 50 feet if adjacent to any other districts | Same as the <i>Rear Yard</i> requirement for each adjacent district but not less than 50 feet |

¹⁾ Stone walls, sidewalks pedestrian walkways, bike lanes and at grade patios, which in total do not exceed 5% of the total *Lot Area* shall be exempt

²⁾ RA-3, RA-2, RA-1, R-20, R-10, R-7¹/₂, R-6.

³⁾ **Senior Housing and Nursing Home Facility Complex as a single use shall not exceed: seventeen percent (17%) Building Coverage; thirty-five percent (35%) Lot Coverage; fourteen (14) units per acre, BMRs satisfied off-site; four (4) stories or 60’ feet where 4-story elements are set back not less than 200’ from the Street Line and 250’ from residential districts.**

Should Application 221-20 be overturned by the Board of Representatives, the following alternative language is provided to avoid any ambiguity:

TO AMEND Section 9.G (C-D Designed Commercial District) Subsection 9.G.4 (Standards) by adding new subsection 9.G.4.h, to read as follows:

h. Senior Housing and Nursing Home Facility Complex as a single use shall not exceed: seventeen percent (17%) Building Coverage; thirty-five percent (35%) Lot Coverage; fourteen (14) units per acre, BMRs satisfied off-site; four (4) stories or 60' feet where 4-story elements are set back not less than 200' from the Street Line and 250' from residential districts.

...

TO AMEND Section 9.G (C-D Designed Commercial District) Subsection 9.G.6 (Procedure) by adding the following language to the end of the paragraph:

Senior Housing and Nursing Home Facility Complex shall be subject to a *General Development Plan*, pursuant to Subsections 9.D.7.b, c, d and 9.D.8.f., and to the Site Plan Review requirements pursuant to Section 19.D, unless Final Site and Architectural Plan Approval is granted for the entirety of the *Development or Redevelopment* at the time of the *Special Permit* approval.

Project Narrative
Text Change to Amend: C-D
February 17, 2022

Overview

The proposed Text changes, described more specifically herein, serve to further the overall policy goals of the Mixed-Use Campus Master Plan Category and its vision for the future of the C-D Zone, “limited expansion and adaptive reuse of compatible office, research and development, residential, government, educational and medical uses”.

The Proposed changes will modify the standards section to provide a specific set of standards relating to the “Senior Housing and Nursing Home Facility Complex”. As the senior housing use is somewhere in between traditional “Residential Uses” and “Non-Residential Uses” the proposed standards pull from both sections, all of which are within the overall bounds of the existing C-D District.

Specific standards include:

- Building Coverage: 17% This is the approximate midpoint between Non-Residential Uses (10-12%) and Residential Uses (25%)
- Lot Coverage: 35% This is the existing standard where 4-story development is permitted, and less than the 40% allowed for Residential uses.
- Density: 14 DU/Acre This reflects the maximum Residential density, while senior housing is a comparatively less intense use. Onsite BMRs are not required, which is consistent with §7.4 for senior housing uses.
- Height: 4 Stories/60’ This reflects the permitted height for Non-residential and Mixed-Use buildings, but includes additional setbacks of 200’ from the Street Line (instead of 50’) and 250’ from residential districts (instead of 100’) for 4-story elements of a building

Applicable Areas:

The proposed text change applies to existing C-D zones.

Mobility

Encouraging senior housing use, an established low traffic generator, as an alternative development option in areas where higher traffic generating nonresidential uses are already permitted should mitigate traffic. Site Plan applications can also be conditioned to install or improve sidewalks. This encourages walkers and use of buses.

Housing

The proposed change will encourage a diverse mix of housing types, included much

needed housing for seniors.

Schools and Community Facilities

The proposed change helps encourage a positive impact to Schools and Community Facilities. Senior developments generate significant tax revenue while adding no children to the school system.

Infrastructure

The proposed text amendments will have no adverse impact on infrastructure as the permitted uses are within the same scale and intensity as those already permitted within the C-D District.

Public Safety

The proposed text amendments will have no adverse impact on public safety. The resultant development for example can include new public sidewalks on Long Ridge Road where none exist currently. This will provide a substantial improvement to public safety.

Parks and Open Space

The proposed regulation changes should have no adverse impact on site amenities, parks, and open space. The resultant development for example could include a public access easement from Long Ridge Road to the river, to provide access to Open Space if/when the City's "riverwalk" plan is implemented

Environmentally Sensitive Area

The proposed change has no anticipated adverse impact on Environmentally Sensitive Areas. The intended development site includes a Conservation Easement Area to further protect environmentally sensitive and/or regulated areas. The intended site design for 210 Long Ridge Road is also preserving most of the forested knoll on Long Ridge Road.

Historic Resources

There are no anticipated adverse impacts to historic resources.

Quality of Life

There are no anticipated adverse impacts to quality of life.



EXISTING AERIAL EXHIBIT
210 LONG RIDGE ROAD
STAMFORD, CT



**REDNISS
& MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING


22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

| | |
|------------|-----------|
| COMM. NO.: | DATE: |
| 1730 | 2/16/2022 |
| SCALE: | 1"=150' |

APPROVED



PROPOSED CONCEPT



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| | |
|------------|------------|
| COMM. NO.: | DATE: |
| 1730 | 02/15/2022 |
| | SCALE: |
| | N.T.S. |

February 17, 2022

RE: 210 Long Ridge Road (003-8215) - Informal Mailing

Dear Neighbor,

This letter is being sent to property owners within 100' of the 15-acre C-D zoned parcel between 120 & 260 Long Ridge Road office buildings. Please feel free to share it with your neighbors and people can let us know if they want to be copied on future correspondence.

Today we filed a Text Change application to establish a revised Senior Living complex for this property and wanted to keep you informed. We are available to meet, discuss, answer questions, etc as we move through the approval process.

Background: The Zoning Board approved 200 units of Senior Living in 2020 on the easterly 7 acres of this property. Although, the use was generally well received, many people were concerned about building being located so close to Long Ridge Road, the loss of many mature trees and the large knoll, plus not knowing what might be built on the westerly 8 acres. Due to several factors, the prior contact purchaser did not move forward, but the approval remains valid.

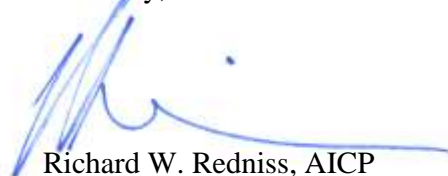
New Proposal: The new contract purchaser for the full 15 acres is Jewish Senior Services, also known as Jewish Home for the Elderly, one of the premier Senior Living providers in our area (<https://www.jseniors.org/about/>). Like many senior residences that have non-profit faith-based sponsorship, their Senior Living residences will be available to everyone. This proposal is an opportunity to use the entire 15 acres, save the knoll and trees along Long Ridge Road, while maintaining a similar unit count to what was previously approved (please see attached).

Special Permit and General Development plans are being developed and will be filed shortly. They will include a mix of Senior Living options similar to Edgehill on Havemeyer Lane. That means Seniors can "Pay entrance fees" into the complex rather than just paying rent. We can provide more details for those interested. Traffic from Senior Residences is very low. You can observe the vehicles entering and exiting Edgehill which has more units than proposed for Long Ridge Road.

We will keep you informed as we proceed. If email works, please send us yours. Timing is important. JSS needs to know this spring if we can achieve this opportunity.

Please feel free to email or call my cell (rick.redniss@rednissmead.com 203-912-7855).

Sincerely,



Richard W. Redniss, AICP


Enclosures

Cc: JSS Team
J. Curtis D-14
D. Sandford D-14
Interested Parties

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PROPOSED CONCEPT



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| | |
|------------|------------|
| COMM. NO.: | DATE: |
| 1730 | 02/15/2022 |
| | SCALE: |
| | N.T.S. |



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February 16, 2022

City of Stamford Planning & Zoning Boards
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 210 Long Ridge Road (003-8215)- Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, Inc. (with offices at 22 First Street in Stamford, CT) to act as our agent in connection with the preparing, filing, and processing of applications required for Planning and Zoning approvals relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,

Andrew H. Banoff
President & CEO
Jewish Senior Services

* remembered