

April 4, 2022

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

**Re: 210 Long Ridge Road – Text/GDP
ZB Applications 222-08 & 222-09**

Dear Mr. Blessing and Board Members,

As discussed, in response to questions raised by Board members at the 3/28/22 hearing and/or discussed with staff, attached please find the following revised and supplemental items.

1. Revised Text Change language dated 4/4/22.

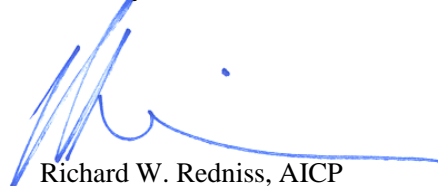
In light of the unknown future relating to the petition/appeal of ZB Approval 221-20 relating to the C-D Zone, we believe using the alternative language we submitted with the application on 2/17/2022 should be the Text adopted. This should work within the context of the regulations regardless of whether 221-20 is, or becomes, effective.

By footnoting the chart approved in ZB 221-20 to refer to proposed new section 9.G.4.h, the text should work whether changes approved in 221-20 survives or not. Please see attached revised footnote language. The text remains unchanged from the original submitted. Please also find the updated existing and proposed view renderings (Long Ridge Road looking North, Long Ridge Road looking South, and from Stillwater) and the tree removal exhibit/analysis.

2. Plan exhibit and chart comparing trees lost/saved between the prior approval and current GDP proposal.
3. Existing and proposed perspective views/renderings into the site from 3 locations (Long Ridge Road looking North, Long Ridge Road looking South, and from Stillwater).

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

Sincerely,



Richard W. Redniss, AICP

Enclosures

CC: V. Mathur, Associate Planner
Redevelopment Team

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), ³⁾	Residential Uses³⁾
a. Building Coverage	12% three story Development 10% four story Development	25%
b. Lot coverage ¹⁾	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⁾ **See Section 9.G.4.h for standards relating to Senior Housing and Nursing Home Facility Complex use.**

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.



PRELIMINARY CONCEPTS



EXISTING SITE



SITE PLAN_CONCEPT



VIEW FROM LONG RIDGE ROAD_LOOKING NORTH_01

EXISTING (WINTER) VEGETATION



VIEW FROM LONG RIDGE ROAD_LOOKING NORTH_01

PROPOSED_EXISTING (WINTER) VEGETATION



VIEW FROM LONG RIDGE ROAD_LOOKING SOUTH AT PROPOSED ENTRY_02

EXISTING



VIEW FROM LONG RIDGE ROAD_LOOKING SOUTH AT PROPOSED ENTRY_02

PROPOSED



VIEW ACROSS RIVER ON STILLWATER ROAD_03

EXISTING



VIEW ACROSS RIVER ON STILLWATER ROAD_03

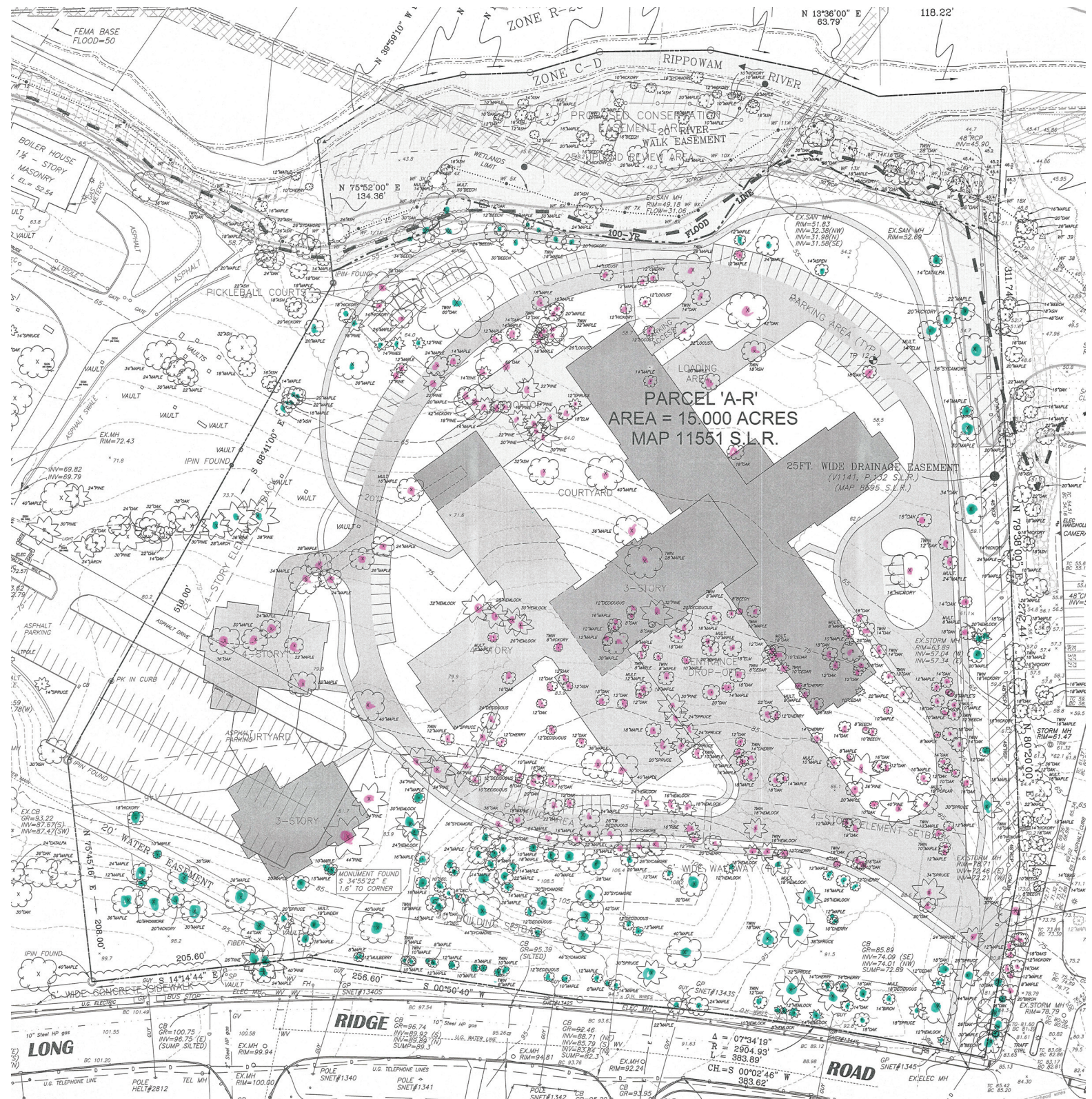
PROPOSED_EXISTING (WINTER) VEGETATION



Prior Approved



Proposed



Key

- Trees Lost
- Trees Saved

**210 Long Ridge Road
Stamford, CT**

**REDNISS
& MEAD**
April 4, 2022

210 Long Ridge Road
Senior Housing & Nursing Home Facility Complex

Estimated Tree Counts*

	Prior Approval		Proposed GDP		
	Lost	Saved	Lost	Saved	Net Diff
Front 7 Acres	274	6	160	120	+114 Trees Saved
Rear 8 Acres	6 +?	109 ?	80	35	?? Prior approval subject to potential future development
Total 15 Acres	280 +?	115 ?	240	155	40+ Trees Saved

*All counts estimated based on available survey information and subject to change based on final construction plans. 395± total existing trees