



APPLICATION FOR CHANGE IN THE ZONING MAP OF STAMFORD, CONNECTICUT

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 filing 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

Map Change (Affected Area of 1 Acre or Less)	\$1,060.00
Map Change (Affected Area of greater than 1 Acre)	\$1,060.00 + \$2,000 per acre or portion thereof in excess of 1 acre

APPLICANT NAME (S): CITY OF STAMFORD ZONING BOARD

APPLICANT ADDRESS: 888 WASHINGTON BOULEVARD, STAMFORD, CT – 06901

APPLICANT PHONE #: 203-977-4711

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO

PRESENT ZONING DISTRICT: R-5, R-MF, R-H, C-L, C-G, P-D, M-G, MR-D PROPOSED ZONING DISTRICT: P, R-HD, MR-D, TCD-D

LOCATION OF PROPOSED CHANGE: (Give boundaries of each parcel in proposed change and indicate dimensions from nearest intersecting street. Also include Assessor's Card number and Town Clerk's Block number, and square footage of land. Attach twelve (12) copies of map showing area proposed for change.)

SEE ATTACHED MAP '**PROPOSED MILL RIVER PARK REZONING**'

LIST NAME AND ADDRESS OF THE OWNERS OF ALL LAND INCLUDED WITHIN THE PROPOSED CHANGE:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
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SEE ATTACHED

ARE THERE DEED RESTRICTIONS THAT CONFLICT WITH THE PROPOSED ZONE DISTRICT FOR THIS PROPERTY?

N/A

IF YES, LIST REFERENCE TO TOWN CLERK BOOK & PAGE #: _____

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (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 24th DAY OF February 2022

SIGNED: Ralph Blessing

NOTE: The 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 the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT

ss STAMFORD

Feb. 24 2022

COUNTY OF FAIRFIELD

Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents hereof before me.

Notary Public, State of Connecticut

My Commission Expires 9/30/2023

Mary J. Quinn

Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 222-11

Received in the office of the Zoning Board: Date: _____

By: _____

Revised 04/30/20

PROJECT NARRATIVE

Mill River Park Rezoning

02/24/2022

Introduction

For a long time, Mill River Park has been a goal of planning efforts in Stamford. The 1926 Master Plan shows a park in its current location, although originally, it was proposed to extend further north¹. Concrete planning efforts began with the Stamford Mill River Corridor study prepared by Sasaki Associates in 1998. In 2007, the Mill River Plan and Greenway Plan was completed by Olin Partnership. Since the beginnings of the planning efforts many objectives have been achieved and the park keeps expanding to the south toward the Long Island Sound and north to Scalzi Park. What has not kept pace, however, is the Zoning for large areas of the park, which still reflects the uses prior to the acquisition of the land by the City and its subsequent transformation into parkland. This application proposes to adjust the Zoning to reflect the current use as a park.



Rezoning Area

The rezoning area is generally along the western and eastern banks of the Mill River between Broad Street to the north and Pulaski Street to the south (see Fig. 1). To the west of the rezoning area is Stamford's West Side, a predominantly medium density residential neighborhood with commercial uses along the Stillwater Avenue and the West Main Street corridors. To the east of the rezoning area are Downtown Stamford (north of North State Street) and the South End (south of I-95 and the railroad).

The land within the rezoning area south of West Main Street is either already used as park (including a playground), is being redeveloped as park (between Tresser Boulevard and Richmond Hill Ave or is vacant). Just south of Tresser Boulevard is a small parcel, already zoned park, that contains an old cemetery. North of West Main Street, on either side of West Park Place west of Washington Boulevard is parkland, including the site of the new Whittingham Discovery Center, which will provide environmental education to park visitors.

Figure 1 Rezoning Area

¹ Herbert S. Swan, Plan of a Metropolitan Suburb – Stamford Connecticut (R.H. Cunningham: Stamford, CT 1929), map attached to back cover.

Existing Zoning

The existing zoning, as shown in Fig. 2 reflects the uses in the rezoning area prior to the acquisition of the land by the City for park use. The majority of the land between West Main Street and Pulaski Street is currently zoned for medium density residential development in the R-5 and R-MF districts, which allow for up to 17 and 29 Dwelling Units per acre, respectively. A small portion on either side of Richmond Hill Avenue is currently zoned C-L (Commercial, limited). North of the West Main Street bridge is an area zoned R-H (Residential multiple family, high density), and smaller areas zoned P-D (Planned Development District) and MRD (Mill River Design District).

Proposed Zoning

The western riverbank of the Mill River between West Broad Street and Pulaski Street is proposed to be rezoned to a P – Park district (see Fig 2). On the eastern riverbank between West Main Street and Pulaski Street, a number of different zoning districts are proposed to match the zoning in the adjacent districts and to move the zoning boundary consistently to the middle of the river. The area currently zoned R-H along West Main Street east of the River is proposed to be rezoned to R-HD. R-HD is a more contextual district allowing for higher densities and allows ground floor retail along commercial streets. As West Main Street is an important link between the West Side and Downtown, the purpose is to incentivize investment into the corridor. It is also proposed to change the parcels fronting on West Main Street between the River and Clinton Street, from their current R-5 to R-HD for the same reasons.

The areas north and south of West Park Place west of Washington Boulevard are also proposed to be rezoned to P, as they are already part of the park.

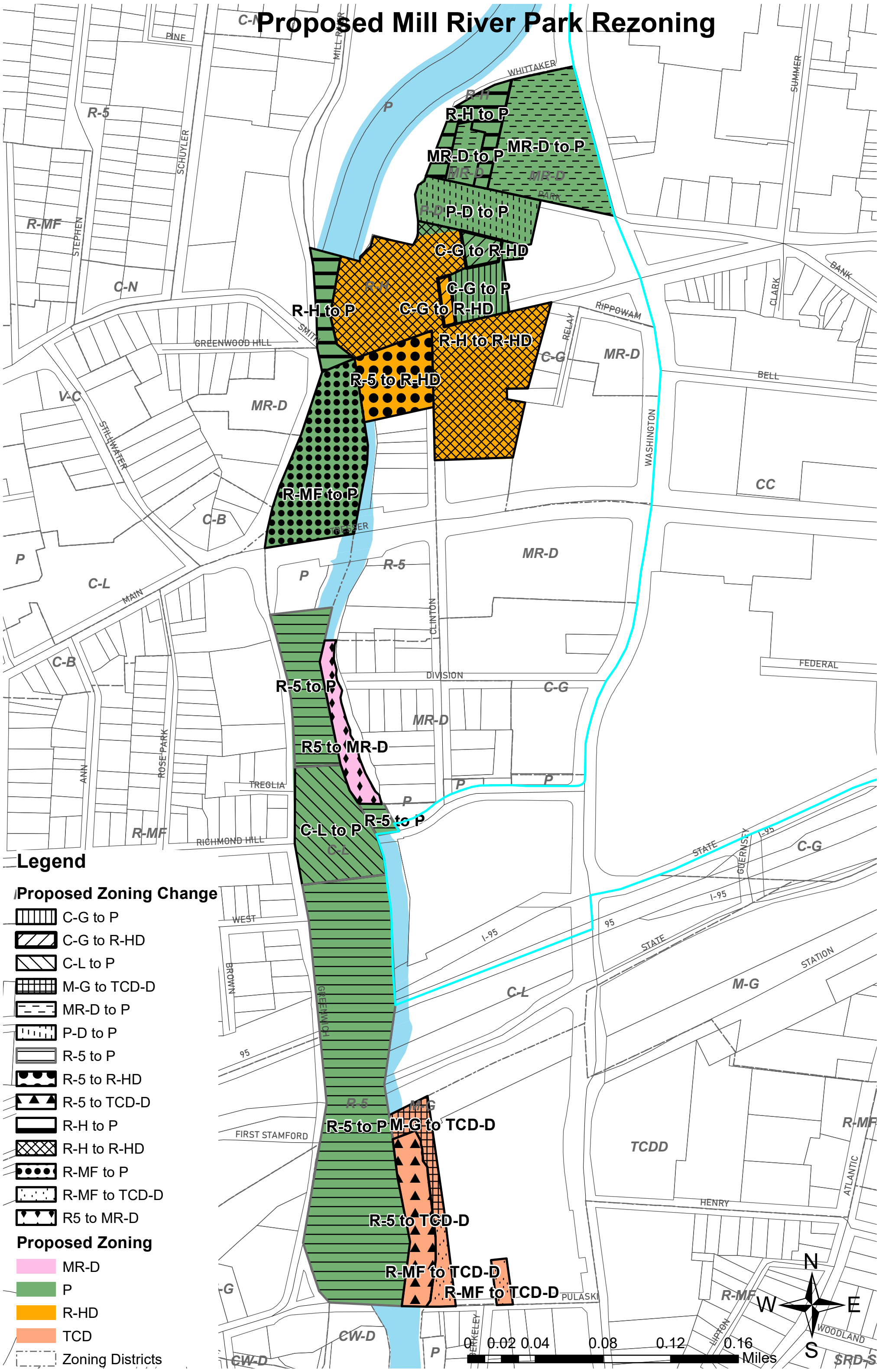


Figure 2 Existing (left) and proposed Zoning

Expected development impacts

To a large extent the proposed zoning map is a clean-up action that would establish the zoning that corresponds with the current use of the corridor as a park. The proposed change from R-H and R-5 to R-HD could increase the number housing units from currently 419 to more than 600, assuming that the two properties owned by the Housing Authority (26 Main Street and 22 Clinton Street) are not being redeveloped.

Proposed Mill River Park Rezoning



0 0.02 0.04 0.08 0.12 0.16 Miles

