



**City of Stamford**  
**Zoning Board**

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**STAFF REPORT**

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**TO:** CITY OF STAMFORD ZONING BOARD  
**FROM:** VINEETA MATHUR, PRINCIPAL PLANNER  
**SUBJECT:** **ZB #221-33 Site and Architectural Plan and Requested Uses**  
**DATE:** March 24, 2022  
**MASTER PLAN:** Master Plan Category 8 (Mixed Use Campus)  
**ZONING:** C-D (Commercial- Design District)

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**Introduction**

The Applicant TNREF III High Ridge LLC seeks the approval of a Site and Architectural Plan and Requested Uses application to facilitate the use of 14,630 sf within one of the two existing office buildings on the site to be used as a Child Day Care Center with 180 students and 33 staff members operated by the Goddard School.

**Site and Surroundings**

The Site is located on the east side of High Ridge Road within an office park. The property to the south was recently redeveloped with a new senior housing facility and a portion of the prior office building was renovated to allow occupancy for a private school by Greenwich Education Group. The properties to the north of the site and to the west (across High Ridge Road) are single family homes.

The subject site is occupied by two buildings, East Building and West Building respectively each comprising 105,460 sf of floor area in each of the buildings. The site contains parking areas in the front of the West building along High Ridge Road and in the rear of the East Building with a total of 664 parking spaces at present. The two office buildings are connected by pedestrian paths, an interior driveway and courtyard. Large landscaped areas surround both buildings. A “Par Course” circles the sites providing public access to a jogging track.

## **Proposed Development**

The Applicant proposes to renovate a portion of the West Building to use as a Child Day Care Center to be operated by the Goddard School. The Goddard School plans to offer services for five age-brackets of children: Infant (six weeks to twelve months old), First Steps (twelve months to eighteen months old), Toddlers (eighteen months to two years old), Get Set (two to three years old), and Preschool (three to five years old). The Applicant states that the focus of the subject facility will be preschool children.

## **Parking**

The Child Day Care Center requires 1.25 spaces per staff which results in 41.25 or 42 parking spaces. All required parking spaces will be provided within the existing parking area fronting the West Building. The parents are expected to park their vehicles and walk the children into and out of the center during drop-off and pick up. The applicant has provided a summary of the drop off and pick up schedule in the supplemental materials submitted to TTP.

## **Playground**

The facility will have two outdoor playgrounds. The first playground will be located directly outside the West Building (2,500 square feet). The second, larger play area (3,500 square feet) will be located to the south of the West Building, between the Property's parking area and private driveway. A raised crosswalk across the parking area along with a connecting walkway through the landscaped areas will provide a safe path for children.

## **Referral Comments**

### **Traffic Transportation and Parking Bureau**

In a letter dated February 04, 2022 the Traffic Transportation and Parking Bureau provided several comments to the applicant including a request to provide a traffic analysis and recommendation to replace the sidewalk along the site along High Ridge Road. The Applicant responded to this letter on March 17, 2022 along with the submission of a traffic analysis and agreed to replace the High Ridge sidewalk along with agreement with the other recommendations.

## **Summary**

Staff recommends approval of the Site and Architectural Plan and Requested Uses application for this Child Day Care center. The proposed center will significantly increase child care capacity in Stamford and allow a nationally recognized operator to provide its services in the City. The proposed location is well situated on High Ridge Road and will utilize an existing building with adequate site amenities. The replacement of sidewalk along the length of the property on High Ridge Road facilitated by this project will further improve pedestrian safety.