

MAYOR
CAROLINE SIMMONS



DIRECTOR OF OPERATIONS
MATTHEW QUIÑONES

LAND USE BUREAU CHIEF
RALPH BLESSING
(203) 977-4714

CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904-2152

RECEIVED

September 19, 2022

SEP 19 2022

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

PLANNING BOARD

RE: Application 222-31- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, - The Proposed text changes are intended to rationalize certain uses permitted by Zoning as well as make a technical correction to Section 12.K. – Street Tree Planting Requirement.



Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **October 24, 2022**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal 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 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

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

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
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE:

PROPOSING TO AMEND CERTAIN USES REGULATIONS INCLUDING REMOVING TAVERN USE, SIMPLIFY REVIEW PROCEDURE FOR CHILD DAY CARE CENTERS, PERMIT VETERINARY OFFICE USE IN SRD-S AND CLARIFY STREET TREE PLANTING REQUIREMENT.

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 19TH DAY OF SEPTEMBER 2022

SIGNED: Ralph Blessing

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 ss STAMFORD Sept. 19th 2022
 COUNTY OF FAIRFIELD

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

MARY JUDGE
 Notary Public, State of Connecticut
 My Commission Expires 9/30/2023
Mary Judge
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 222-31 Received in the office of the Zoning Board: Date: _____

By: _____

Proposed Zoning Text Amendments

Clean-Up 4

9/19/2022

The proposed text changes are intended to rationalize certain uses permitted by Zoning as well as a technical correction to Section 12.K. – Street Tree Planting requirements.

1. Tavern Use

The proposed Text would eliminate “Tavern” as a use. The State of Connecticut has eliminated the Tavern License, therefore there is no purpose in distinguishing between Taverns and other uses where alcohol can be served under a State license.

2. Child Day Care Center Use

The proposed Text Amendment is intended to allow Child Day Care Centers, i.e. child day care facilities for more than 12 children as-of-right in all multi-family and commercial districts as of right. In single family residential districts Child Day Care Centers would be permitted by Zoning Board Special Permit (currently by ZBA Special Permit). Child Day Care Centers would be prohibited in M-L and M-G manufacturing districts (currently ZBA Special Permits). The intent is to make it easier for providers to provide day care and for families to access day care.

3. Veterinary Office Use

The proposed text would permit Veterinary Offices as-of-right in the SRD-S and SRD-N districts. Many neighborhood retail and service uses are permitted in these districts. This text change would allow to provide services for pets in districts where many pet owners live.

4. Street Tree Planting Requirement

The proposed text clarifies that street trees can be warranted through their first three growing seasons not only by a cash deposit but also by bonds.

Proposed Zoning Text Amendments

9/19/2022

AMEND Appendix A, Table 2 as follows:

Delete row 176 “Tavern” as a use from Appendix A Table II, and in all District regulations (sections 4 and 9)

AMEND Appendix A, Table 1 as follows:

Amend row 9 Child Day Care Center as follows

	RA-3	RA-2	RA-1	R-20	R-10	R-7 ^{1/2}	R-6	RM-1	R-5	R-MF	R-H	C-N	C-B	C-L	C-G	C-C	C-I	M-L	M-G
9 – Child Day Care Center	<u>A B</u>	<u>A B</u>	<u>A B</u>	<u>A B</u>	<u>A B</u>	<u>A B</u>	<u>A B</u>	B	B	B	B	A X	A X	A X	B X	B X	A X	<u>A -</u>	<u>A -</u>

AMEND Section 9.E. B-D Designed Business District as follows

9.E.2. [Permitted Uses]

Add Child Day Care Services as a permitted use

AMEND Section 9.J.3 HT-D High Technology District, as follows:

9.J.3. Permitted Uses

[...]

c. Child Day Care Services.

AMEND Section 9.L. RM-1 Multi-Family, Low Density Design District, as follows

9.L.3 Authorized Uses

[...]

e. Child Day Care Center

AMEND Section 9.N. R-MF Multi-Family Residence Design District as follows:

9.N.3. Permitted Uses, As-of-Right

[...]

i. Child Day Care Services

DELETE Child Day Care Center as a Special Permit Use from Section 9.N.4

AMEND Section 9.Q. SRD-S South End Redevelopment, South as follows:

9.Q.4 Permitted Uses

a. [...] Veterinary Office

AMEND Section 5.E. Use Regulations, by inserting the following:

Child Day Care Center

SEE: Child Day Care Services

Family Day Care Home

SEE: Child Day Care Services

Group Day Care Home

SEE: Child Day Care Services

AMEND Section 12 – Mobility as follows:

12.K.6. Street Tree Planting Requirements

[...]

- b. Where street trees are planted pursuant to this Subsection 12.K.6, the property owner shall warrant those trees for three (3) full growing seasons, starting with the issuance date of the Certificate of Occupancy for the accompanying development. A cash deposit or bond of \$2,500 shall be posted by property owner for each tree planted, and shall only be eligible for return if, after three (3) full growing seasons, the street trees are deemed in good health by the City of Stamford Tree Warden. If after three (3) full growing seasons the Tree Warden determines that a tree is not in good health, then the property owner shall replace such trees within three (3) months after a notice from the Tree Warden that the tree is not in good health.

Upon certification by the Tree Warden that the replacement trees are in good health, the \$2,500 cash deposit or bond per tree shall be returned to the property owner. Funds from the cash deposits and bonds which are either (a) not entitled to be reclaimed, or (b) entitled to be reclaimed but which are not reclaimed within four (4) years after the date of the issuance of the Certificate of Occupancy shall be retained by the City and transferred to an account specified by the Director of Operations for off-site tree plantings or replacement of damaged street trees.