

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR - CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, AUGUST 26, 2014
6:30 PM

Zoning Board Referrals:

BAYPOINTE, 112 SOUTHFIELD AVENUE

- A. **ZB Appl. 214-12 Richard W. Redniss, Text Change**, the applicant proposes the following text changes to the Designed Waterfront (DW-D) District to:
- (1) Increase maximum ground coverage from 50% to 60%;
 - (2) Increase the maximum off-site infrastructure bonus from .20 to .50 floor area ratio (FAR);
 - (3) decrease minimum side yard setback to zero (0) or four feet;
 - (4) Establish lower parking standards
 - (5) Establish a new standard for calculating below market rate (BMR) bonus densities and increase the maximum density;
 - (6) Preserve the view corridor up to 50%;
 - (7) Specify landscaping buffers; and
 - (8) Delete Alternative Standards
- B. **ZB Appl. 214-13 Belpointe Capital, LLC, Map Change**, the applicant proposes to change approximately 3.09 acres of property located at 112 Southfield Avenue, Block #25 from C-WD to DW-D, which includes 0.09 acres of Southfield Avenue measured to the U.S. Harbor.
- C. **ZB Appl. 214-14 Belpointe Capital, LLC, Special Exception, Final Site Plan, General Development Plan and Coastal Site Plan, 112 Southfield Avenue**, the applicant requests approval of Special Exceptions, Final Site Plan, General Development Plan and Coastal Site Plan to construct a multi-family residential development consisting of 109 apartments (four one-bedroom units and 105 two-bedroom units) with associated parking, amenities, landscaping, drainage and public access to the waterfront on approximately three acres in the Designed Waterfront Development (DW-D) district.
- ZB Appl. 214-17 High Ridge Real Estate Owner LLC, Text Change**, the applicant proposes to:
- (1) Amend Article II, Section 3A, Definition 98.1 (Surgery Center/Out Patient) to clarify the term “gross floor area” and that authorization of special exceptions for said use exceeds 15,000 square feet rests with the Zoning Board;
 - (2) Amend Article III, Section 9, BBB to exempt emergency generators not exceeding eight feet in height, setback a minimum of 23 feet from the property line and adequately screened, from the calculation of non-porous surface area coverage in the C-D District;
 - (3) Amend Article III, Section 9, BBB.2.a. to permit a Surgery Center/Out Patient as a permitted use in the C-D Designed Commercial District; and
 - (4) Amend Article III, Section 9 BBB.3.c. to require that emergency generators in the C-D District have a minimum of 23 feet setback from the boundary line of a residential district.

CHARTER OAK COMMUNITIES, STILLWATER AVENUE AND MERRELL AVENUE

- A. **ZB Appl. 214-19 Richard W. Redniss, Text Change**, to amend Article III, Section 7-R, subparagraphs (f) and (g) to include language allowing an exemption from building coverage for one-story parking decks provided they are not more than five feet above the access street and to allow five story buildings, and 65 feet for 7-R sites within the RM-F district.
- B. **ZB Appl. 214-20 The Housing Authority of the City of Stamford (d/b/a Charter Oak Communities), Stillwater Avenue and Merrell Avenue, Special Exception and General Development Plans**, the applicant requests approval of Special Exceptions and General Development Plans to construct Phase II of onsite revitalization along Stillwater Avenue and Merrell Avenue. Construction of 78 apartments in a five-story mixed use building with 21,000 square foot commercial space along with site improvements, BMR units, 181 parking spaces, landscaping and amenities on 1.89 acres in an R-MF district. Special exceptions include exception from building coverage with one-story parking decks and five-story building and 65 feet height allowance for 7-R sites within the RM-F district.

ZB Appl. 213-34 – BLCR HOLDINGS, LLC, Special Exception, the applicant is requesting approval of a Special Exception under Section 7.3-D-2-d to allow preservation of historic buildings serving as real estate offices in a R-20 residential area at 817-819 Long Ridge Road.

Planning Board Meeting Minutes:

1. Meeting of 8/5/14

Old Business

New Business