

**LEGAL NOTICE  
ZONING BOARD – CITY OF STAMFORD**

**Application 223-18-** Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, July 31, 2023 UNANIMOUSLY APPROVED AS MODIFIED the application of the City of Stamford Zoning Board for a Text change to create a separate Section for General Development Plans in the Zoning Regulations with uniform requirements across different uses and districts and to simplify application procedures.

**Proposed Text Amendment to Add Section 19.J., General Development Plans, and Related Provisions**

**ADD Section 19.J. “General Development Plans”**

**19.J. GENERAL DEVELOPMENT PLANS (GDP)**

**19.J.1. Purpose**

General Development Plans (GDPs) are required to establish the potential massing and maximum bulk of the anticipated *Development*, such as maximum *Building Height*, *Density* and *Coverage*. In addition, a GDP approval may cover other aspects of the *Development* which the applicant wishes to propose.

A goal of *GDPs* is to assess and, if necessary, mitigate anticipated development impacts and to assure that individual components of the development will form a cohesive whole and are well incorporated into the existing built environment. A *GDP* is also intended to provide approval to property owners on how a property can be developed.

**19.J.2. Applicability**

a. *General Development Plans* shall be required as follows:

- (1) Where Final Site and Architectural Plan approval is required but is not yet sought for the entirety of the *Development* or *Redevelopment* (for example, a multi-*Building* or phased *Development*);
- (2) As required by these Regulations for particular uses.

b. Where a GDP is not required an applicant may apply for GDP approval in conjunction with a) zoning map or text changes, or b) with large scale development projects.

### **19.J.3. Standards**

All General Development Plan applications shall, at a minimum, contain the following:

- a. **Application fee**, as established by the applicable fee schedule.
- b. **Written Application**. Written application on a Land Use Bureau form with a project narrative. The narrative shall include a description of the intended manner of the site development or redevelopment, including the types of uses and the size, densities and coverages of the principal Structures and facilities to be constructed, the number of curb cuts and parking requirements, and an analysis of Zoning conformance and compliance, and a list of other agency permits required. The application shall list on an exhibit each of the items (e.g., bulk, density, coverage) for which GDP approval is sought; items listed elsewhere, such as on a zoning data chart, shall not be deemed requested.
- c. **Existing Conditions Map**. A survey prepared by a surveyor licensed in Connecticut showing the location, boundaries, dimensions and acreage of the site, the location and dimensions of existing Buildings and Structures, existing uses of Structures and land areas, existing site utilities and vehicle access, information describing land elevations, flood hazards, coastal and natural resource areas, and information regarding Structures, uses and street elevations within 500 feet of the site.
- d. **General Site Development Plan**. A preliminary development plan drawn at a scale of not less than one inch = 30 feet, showing the proposed location, dimensions, floor area and uses of Structures and Buildings, and the proposed location and area of principal land uses and facilities, existing and proposed land contours, the general location of landscaped areas, Parking Areas, vehicle access, public access amenities and easements. Information addressing the conformance and compliance with these Regulations, including applicable Zoning District standards, shall be shown in tabular form and any intended subdivisions of the site shall be indicated. The goal is to define the maximum extent of the proposed development and establish site-specific development limitations.
- e. **General Architectural Plans**. Preliminary architectural drawings including massings, generalized floor plans and other descriptive information. The goal is to define the maximum extent of the proposed Development and Redevelopment, and to establish site specific development limitations.
- f. **Utilities Report**. Preliminary plans and written reports prepared by a qualified professional engineer specifying the means by which sewage disposal, water supply, stormwater disposal, traffic and access requirements, and related infrastructure and services will be provided for the proposed Development or Redevelopment. The level of information, data, and scope of analysis shall be sufficient to demonstrate compliance with the requirements of these Regulations and the standards and criteria of other government agencies having separate jurisdiction. Where feasibility of the proposed Development or Redevelopment depends upon

off-site improvements in infrastructure systems, a suitable improvement plan and binding agreement shall be provided.

- g. **Schedule of Improvements.** A proposed timetable shall be provided indicating the completion of major site improvements, the establishment of uses, and the general sequence of construction.
- h. **Additional Information.** The Zoning Board or Land Use Bureau may request additional information for the comprehensive review of a *GDP*.

#### **19.J.4. Review Procedures**

- a. **Procedures.** All *General Development Plan* applications shall be reviewed pursuant to the standards and procedures for *Site and Architectural Plans* in Section 19.D. of these Regulations, including, but not limited to a public hearing. (A *General Development Plan* application or approval is not a *Site Plan* or *Final Site Plan* application or approval.)
- b. **Modifications of Previously-Approved General Development Plans.** Modification of a previously-approved *GDP* shall be subject to Administrative review and approval by the Zoning Board, pursuant to Section 19.H. of these Regulations. Modifications to *GDPs* not meeting the requirements of Section 19.H shall require submission of a new application for *GDP* approval.
- c. **Site and Architectural Plan Approvals Required.** All *Development or Redevelopment* proposed pursuant to a *GDP* shall require subsequent *Site and Architectural Plan* review and approval pursuant to Section 19.D. of these Regulations.
- d. The Zoning Board may, in its sole discretion, impose conditions or other requirements on its approval of a *GDP*.

#### **19.J.5. Term of Approval and Applicability of Zoning Regulations**

- a. **Term of Approval.** Unless specified differently in the *Conditions of Approval* for the *GDP*, *GDPs* shall be valid for a period of five (5) years (the “original approval period”) from the effective date of the approval. The Zoning Board, at its sole discretion, may administratively extend a *GDP* up to two (2) times for no more than five (5) years for each extension. When all extensions are exhausted a new application shall be required pursuant to this Section.
- b. **Applicability of Zoning Regulations.** The Zoning Regulations and zoning district standards in effect on the effective date of the original *GDP* approval shall apply (i.e., be “grandfathered”), for the items, and only for such items, specifically listed as approved in the *GDP* approval (e.g., height, coverage, density) if *Final Site and Architectural Plan* approval for part or all of the *Development* covered by the *GDP* is granted within the original approval period.

For *Developments* that have not secured *Final Site and Architectural Plan* approval within the original approval period but have received valid and timely extensions of the *GDP* approval, the Zoning Board may by *Special Permit*, apply the Zoning Regulations in effect at the time of the original approval but only for the items specifically listed in the *GDP* approval, if it finds that:

- (1) the application for *Special Permit* was filed prior to expiration of the *GDP* extension;
- (2) adhering to the new Regulations would be an undue hardship; and
- (3) applying the Zoning Regulations in effect on the original date of the *GDP* approval would not have an adverse impact on neighboring properties.

In all other instances, where the Zoning Regulations or district standards for the items in the *GDP* approval have changed after the effective date of the *GDP* approval, the new Zoning Regulations and district standards shall apply for the project (for both items covered by the *GDP* approval and items not covered by the *GDP* approval).

- c. The *GDP* approval shall include a list of each of the approved items. Any item not specifically listed on such list in the *GDP* approval shall be deemed not approved and may not be considered “grandfathered”.

#### **19.J.6. Modification of General Development Plans**

The modification of *General Development Plans* approved under this Section shall be subject to the requirements of Sections 19.J.3. and 19.J.4, except as follows:

- a. Any *Minor Modification* meeting the requirements of Section 19.H. may be approved by *Administrative Approval*; and
- b. Any modification which will result in no change, or result in a decrease from what was previously approved (where the requirement is governed by a maximum amount) or result in an increase (where the requirement is governed by a minimum amount), and which change is *de minimis* as determined by the Land Use Bureau, may be approved by the Land Use Bureau without *Administrative Approval*.

#### **AMEND Section 3.B. Definitions by adding a definition for “General Development Plan (GDP)”**

##### ***General Development Plan (GDP)***

A *General Development Plan (GDP)* is an approval granted by the Zoning Board pursuant to Section 19.J. of these Regulations that outlines the development of certain projects in order to assess and, if necessary, mitigate anticipated development impacts and to assure that the individual components of the development will form a cohesive whole. A *GDP* approval is not a Site Plan approval or a Final Site Plan approval.

**AMEND Section 5.E. Use Regulations “Country Clubs or Golf Clubs” as follows:**

**Country Clubs or Golf Clubs**

Principal Use: Country Club or Golf Club, Professional size golf course of at least nine (9) holes.

*Accessory Uses* permitted: Tennis courts, swimming pools and other recreational facilities usually afforded by any such club, excluding bowling alleys. *Buildings* and accessory accommodations necessary or desirable for the exercise of the club's objectives, pursuits and purposes may be maintained. Clubs shall operate without profit, or division of any revenues to its members, except as reasonable compensation for special services actually rendered; devoting all revenues received to supporting the purposes and objectives or to eleemosynary uses. No certificate of occupancy may be issued on any building or *Structure* until the principal use is operational.

The development, expansion, and or redevelopment in phases of such Clubs shall require a *General Development Plan* approval, in addition to other required approvals. [*Paragraphs 1. and 2. to be deleted*]

Country Clubs or Golf Clubs shall comply with the standards of Section 19.C.2.e, except that:

- ~~1. A General Development Plan (GDP) shall mean a conceptual plan and accompanying information depicting the approximate size and location of all existing and proposed Structures and site improvements, the construction of which may be implemented in phases over a period of up to ten (10) years from the date of approval, and up to two (2) extensions of up to three (3) years each, subject to the approval of the Zoning Board. Each specific element of a GDP shall be subject to final review and approval by the Land Use Bureau Chief, or designee, or the administrative review of the Zoning Board prior to the issuance of a Building Permit.~~
- ~~2. Site and Architectural Plans: Minor changes and minor expansions of existing Structures, patios, Parking Areas, driveways and pathways, or similar approved uses, including new Structures or driveways, may be allowed, subject to review and approval of the Land Use Bureau Chief or designee, or administrative review of the Zoning Board, provided that said improvements are within the approved GDP area and result in no substantial increased impact to parking or traffic demand or other public infrastructure.~~
1. Existing nonconforming buildings, Structures, parking, recreational amenities, and signage may remain or be modified provided that any such modification does not exacerbate a nonconformity or create a new nonconformity and is part of an approved GDP.
2. Proposed unlighted tennis courts shall be setback a minimum of ten (10) feet from all property lines.

3. The 75% building perimeter buffer requirement of 19.C.2.e(5) shall not apply to *Buildings* located at least 100' from the nearest property line.

Where any proposed *GDP* activity requires approval from the Environmental Protection Board, Engineering Bureau, the Health Department or any other City Department, those approvals shall be obtained prior to the start of site activity or the issuance of a building permit for said activities. (219-16)

### **AMEND Section 5.E. Use Regulations “Museum Complex”**

#### **Museum Complex**

A parcel of land not less than 50 acres, in single ownership at the time of adoption of these regulations, containing multiple existing museum Buildings, which may be expanded, developed or redeveloped in phases, pursuant to a public hearing and *General Development Plan* approval, and which land is devoted to the following Permitted Uses: (215-31)

~~1. For the purposes of this Definition, a General Development Plan (GDP) shall mean a conceptual plan and accompanying information depicting the approximate size and location of all existing and proposed Structures and site improvements, the construction of which may be implemented in phases over a period of up to twenty (20) years from the date of approval, and up to two (2) extensions of up to five (5) years each, subject to the approval of the Zoning Board. Each specific element of a GDP shall be subject to final review and approval by the Land Use Bureau Chief, or designee, or the administrative review of the Zoning Board, only after proposed improvements have received all necessary permits, approvals, and endorsements from other local, state, or federal agencies having regulatory jurisdiction over the proposed improvements. Plans and designs submitted as part of a GDP application and/or subsequent Building Permit review by the Land Use Bureau Chief, or designee, should adhere to the application requirements of Section 19.D.3. and the standards and conditions of Sections 19.C.2.a through 19.C.2.e.~~

~~1. 2. Permitted Uses are defined as [...]~~

~~[Remainder of definition to be unchanged]~~

### **DELETE Sections 9.C.6. and 9.C.7. MX-D Mixed-Use Development District**

### **DELETE Sections 9.D.7. and 9.D.8. DW-D Designed Waterfront Development District**

### **AMEND Section 9.I., IP-D Design Industrial Districts as follows:**

**Include all subsection headers in the text**

**Amend Subsection 9.I.9.d as follows:**

1. ~~All applications for *Development* and *Redevelopment* within the IP-D District, shall be accompanied by and subject to approval of a *General Development Plan (GDP)* pursuant to Section 19.J. of these Regulations. A site plan showing the road layout for the entire property, and a plan for the exterior architectural design for the initial Building, and a description of the use or uses proposed for same, shall be submitted to and be subject to the approval of the Zoning Board, who shall not approve same until after a public hearing. Exterior designs of subsequent Buildings, and uses therein, must be in harmony with the initial Building and the site plan, and shall be subject to approval of the Zoning Board, with the exception that offices as a principal use shall not be subject to approval of the Zoning Board. After receipt of subsequent applications for approval of architectural design of and proposed uses for additional Buildings, and/or for approval of plans for screening from adjoining residential areas, and/or for modification of the approved site plan, and/or for approval of modification of existing or approved Buildings and/or uses, each such application shall be subject to approval of the Zoning Board, who shall not approve same for a Building permit until after a public hearing.~~  
(78-022)

**DELETE Section 9.P.8., MRD-D MILL RIVER**

**AMEND Section 9.Q.7. “South End Redevelopment District. South, SRD-S” as follows:**

**9.Q.7. South End Redevelopment District. South, SRD-S Review Procedures**

All applications for designation of, and/or *Development* of property within, the South End Redevelopment District, South District (SRD-S) shall conform to the following procedures.

- a. **Application to Amend Zoning Map for SRD-S Designation and Approval of General Development Plan.** All applications to amend the Zoning Map to SRD-S shall be accompanied by and subject to approval of a *General Development Plan (GDP)* application pursuant to Section 19.J. [*Former Subsections b-c to be deleted*]
- b. **Conveyance of Property:** Prior to conveyance of any Block, the Applicant shall file a written certification with the Land Use Bureau, executed by the Applicant, that the Block to be conveyed, as well as all remaining Blocks in the Zoning Tract, will remain in compliance with the GDP approval and conditions and these Regulations. Further, the Applicant shall identify the party responsible for completing construction of all public improvements and necessary infrastructure and providing required public services. This obligation shall cease to apply for any Block which has received final site plan approval.

**AMEND Section 9.S.7. – Hospital Complex Design District (HCD-D) as follows:**

**9.S.7. Application Contents**

**Application to Amend Zoning Map for Designation as HCD-D.** All applications for designation as HCD-D District shall be accompanied by and subject to the approval of a *General Development Plan (GDP)* pursuant to Section 19.J. of these Regulations.

*[remainder of Section 9.S.7. to be deleted]*

**DELETE Section 9.S.8.**

**ADD Section 19.D.6. Site Plans**

**19.D.6. Validity**

Final Site Plan approvals shall be valid for the period set forth in Section 8-3 of the Connecticut General Statutes.

All Final Site Plans shall comply with the Zoning Regulations in effect at the time of the Final Site Plan approval, unless there is a valid *General Development Plan* approval in effect grandfathering certain approved items pursuant to Section 19.J.5 of these Regulations.

**AMEND Section 19.D.1, Site Plan Review, by adding the following:**

As used in these regulations, “Site Plan” shall mean “Final Site Plan”.

Effective date of this Decision: August 15, 2023.

ATTEST: DAVID STEIN  
CHAIRMAN, ZONING BOARD  
CITY OF STAMFORD, CT

Dated at the City of Stamford this 3<sup>rd</sup> day of August 2023.