

DEVELOPMENT REVIEW GUIDELINES

City of Stamford Development Review Guidelines V2.0

Purpose

The purpose of the City of Stamford Development Review Guidelines (DRG) is to :

1. Disclose the effects of proposed development, both negative and positive;
2. Identify measures to mitigate the expected impacts on site, the surrounding area and the city as a whole;
3. Inform decision making by the City's Land Use boards and to allow for informed public participation in the approval process.

Applicability

The Development Review Guidelines may be requested from an applicant for certain projects by the Stamford Land Use Board or the Land Use Bureau at their discretion.

Typically, the DRG may be requested for the following actions and projects

- Zoning Text changes, in particular Major Zoning Text changes
- Zoning Map changes, in particular for areas larger than 1 acre
- General Development Plans
- Larger development projects pursuant to Section 7.5 of the Zoning Regulations that
 - a) have a gross floor area of more than 20,000sf or 10 or more residential units
 - b) alter 40,000 sf or more of lot area
 - c) create or would require 100 or more parking spaces, or require a parking study pursuant to Section 12.A.9.

However, Land Use Boards or the Land Use Bureau may request DRG for smaller projects if deemed necessary, for example because of the location of a project in a sensitive area.

Submission of Development Review Documents

Development Review documents should be submitted as part of the pre-application (if required) or when an application is filed.

Documents should be submitted electronically - the attached form in the current .xlsx format and all additional information as PDF documents