



**City of Stamford
Zoning Board**

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD
FROM: VINEETA MATHUR, PRINCIPAL PLANNER
SUBJECT: **ZB #224-03 Zoning Map Change**
APPLICANT: **GBR Broad, Summer LLC & Rubford LLC (owners of 74 Broad Street)**
DATE: February 23, 2024

MASTER PLAN: Master Plan Category 11 (Downtown)

ZONING: C-G, C-L (General Commercial and Limited Business)

REQUESTED ACTIONS:

224-03	Zoning Map Change	Change from C-L to C-G zoning district.
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INTRODUCTION

GBR Broad, Summer LLC & Rubford LLC (Collectively “Applicants”) are requesting approval of a Zoning Map change of portions of the properties 74 Broad Street and 96 Broad Street from C-L to C-G district.

SITE & SURROUNDINGS

The subject properties are located in Stamford Downtown on Broad Street between Summer Street and Bedford Street. The properties are primarily zoned C-G with a sliver of both properties in the rear being zoned C-L. The property 74 Broad Street is currently occupied by the Burlington Coat Factory and 96 Broad Street is occupied by the Ferguson library. The area to the south of Broad Street is in the C-C (Center City) zoning district and the area to the west and east of the properties in the C-G district.

ZONING MAP CHANGE

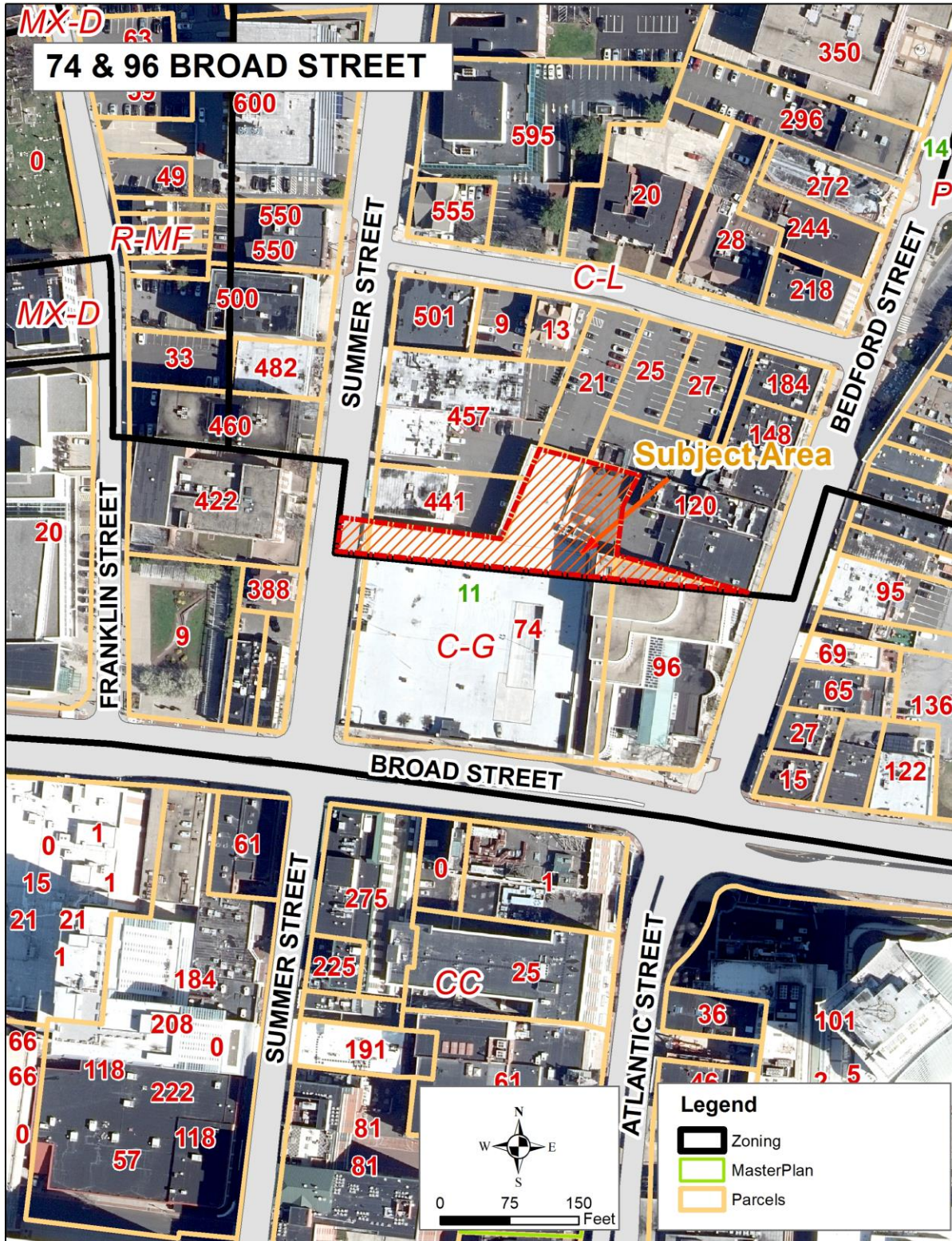
The area of the two lots subject to the zone change to C-G is approximately 26,4290 square feet. While the Zoning District lines throughout most of Stamford follow property boundaries, a few properties are split zoned such is the case with the subject property. Both 74 and 96 Broad Street fall within Master Plan Category 11 (Downtown) which promotes the most intensive development in the City. The change in zoning for 74 & 96 Broad Street will essentially result in aligning the zoning district boundaries with property boundaries. The property 74 Broad Street can be expected to be developed with a mid-rise residential building similar to recent approvals along Broad Street including 128 Broad Street and 154 Broad Street which are also in the C-G zoning district. Any future changes to the library would also benefit from the unified zoning designation. At present the library is considering making a portion of the roof accessible as shown in illustrative drawings submitted by the Applicant.

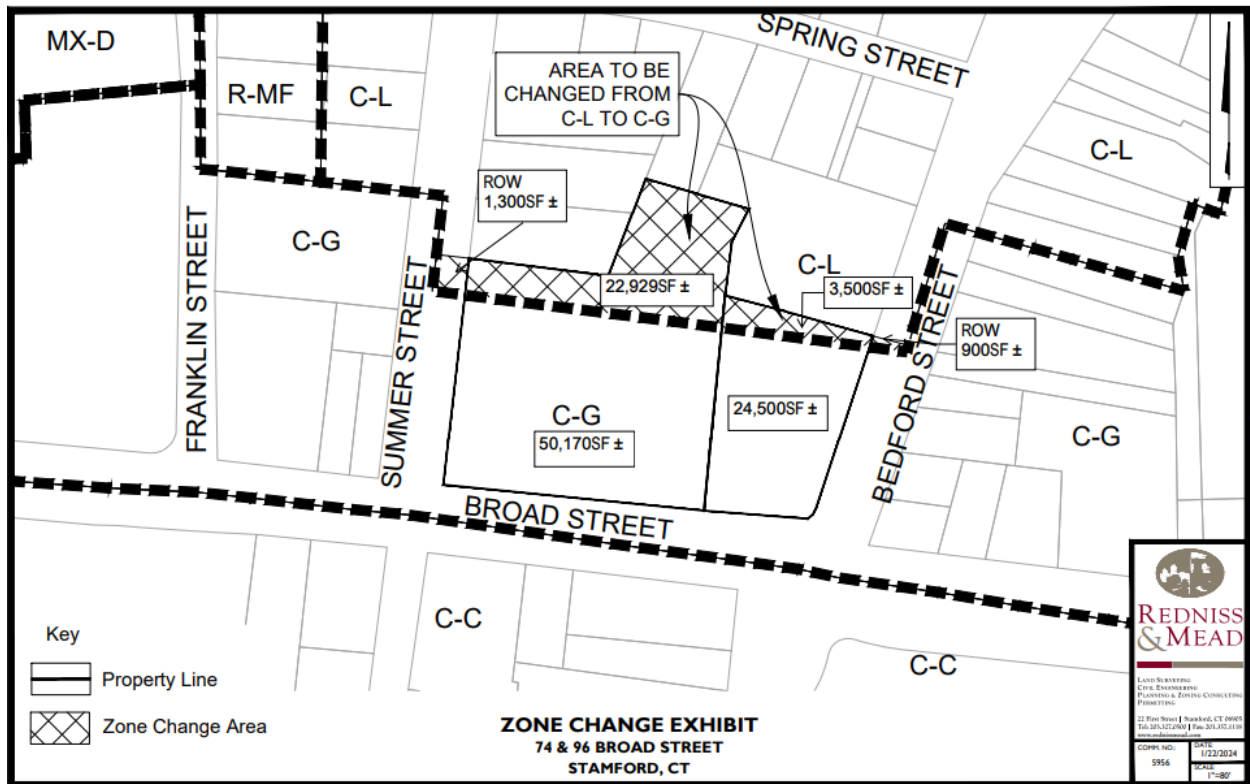
The chart below shows a comparison of the development standards under the C-L and C-G zoning districts. While the C-G district has greater development rights than the C-L zoning district, the proposed map change will only represent a modest change in the overall potential development for 74 Broad Street since most of the site is already designated as C-G. Approximately 31% of 74 Broad Street and 12.5% of 96 Broad Street falls within the C-L district. A unified Zoning designation will facilitate a better building design because of uniformity of setback, coverage and height standards across the lot.

Zoning requirements	C-L	C-G
Minimum Lot Size	4000	4000
Frontage	40'	40'
Residential Density	1250	1000*
Base FAR	1.0	1.8
Premium FAR (Note 13)	1.2	2.2
Base Height	45'	100'
Premium Height (Note 13)	75'	150'
Building Coverage	55%**	90%**
Setbacks		
Front	10'***	15' from curb line
Side	10'***	None within 70' of curb line, 15' thereafter
Rear	20'***	

* 400 sf residential density allowed subject to Special Permit per Note 4.

** Upto 100% coverage (in C-L and C-G) and reduced setback (in C-L) allowed by Special Permit.





Zoning Comparison Chart

74 Broad Street- Zoning Comparison

Standard ¹	Existing Site	Permitted ^{2,3} Mixed C-L/C-G	Permitted ^{2,3} C-G	Demonstration ⁴
Max Building Height	30'± (estimated)	75'/150'	150'	85'±
Max Building Coverage	61,487	CL: 11,464 CG: 50,170 61,634	73,100	CL: 17,000 CG: 48,000 65,000
Max Commercial FAR	122,974	138,159	160,820	7,500±
Max Dwelling Units	0	270	330	290±

Notes

- Existing site area of 22,929 sf in CL + 50,170 in CG
- Assumes entire site in C-G zone
- Assumes Special Permit premiums are obtained
- Approximate design/bulk based (pro rata) on recently completed C-G design (150 Broad Street - "The Asher")

Referral Comments

Planning Board

During their regularly scheduled meeting held on Tuesday, November 28, 2024, the Planning Board recommended approval of the proposed Zoning Map Change request and found that the request is consistent with Master Plan Category 11 (Downtown). In addition, the letter noted that the project is aligned with the following Master Plan Policies and Strategies:

- Strategy 3B4: Encourage the reconfiguration of existing office and retail space to accommodate market trends and potential new users.
- Strategy 3B.1 and 5A.1: Concentrate regional office, retail and entertainment uses and high-density residential development in the Downtown.
- Strategy 5B.3: Encourage quality urban design that relates well to streets and people.
- Strategy 5B.4: "...inward looking retail centers should be prohibited."

Transportation Traffic and Parking Bureau

In a letter dated January 30, 2024 Transportation Traffic and Parking Bureau noted that the department does not have any comments on the map change.

Engineering Bureau

In a letter dated February 16, 2024 Willetta Capelle reviewed the map change application and stated that the application does not affect the authority of the Engineering department and therefore, offers no objection to the application proceeding with the Zoning approval process.

Environmental Protection Board

In a letter dated January 24, 2024, Robert Clausi, EPB Executive Director stated that EPB has no objections to the proposed map change.

Summary

The proposed Zoning Map Change will allow the entire site to be under a single Zoning District and thus optimize building and site design. The map change will facilitate the redevelopment of an underutilized site for uses which are better suited for Downtown Stamford such as multifamily housing with an activated ground floor. The proposal brings the zoning into greater conformity with Stamford Master Plan and therefore staff recommends approval of the application.