

MAYOR
Caroline Simmons



**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152**

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

RECEIVED

June 17, 2024

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

JUN 17 2024

PLANNING BOARD

RE: Application 224-26- Richard W. Redniss (22-1st Corp), c/o 22 First Street, Stamford, CT, - Text Change, - The purpose of this text change is to limit the intensity of certain C-G uses north of Downtown to help keep higher intensity C-G uses centralized in and around the Downtown while allowing for the modernization and adaptive reuse of other properties in proximity to downtown.

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 **July 22, 2024**.

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

Sincerely,

Vineeta Mathur
Principal Planner

June 14, 2024

City of Stamford
Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: *Text Change Application*
Amending Appendix A Table I & Appendix B (Footnotes 4 and 13)

Dear Mr. Blessing and Board Members,

As discussed, enclosed please find applications and supportive materials relating to the above referenced Text Change. Details are described further in the enclosed Qualitative Analysis.

In support of the applications enclosed please find:

1. Payment in the amount of \$2,060 for:
 - Text Change Fee: \$1,060
 - Zoning Board Public Hearing Fee: \$1,000;
2. Text Change Application;
3. Proposed Text Change language; and
4. Qualitative Analysis.

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on these proposed changes.

Sincerely,



Richard W. Redniss, FAICP

Enclosures

June 14, 2024

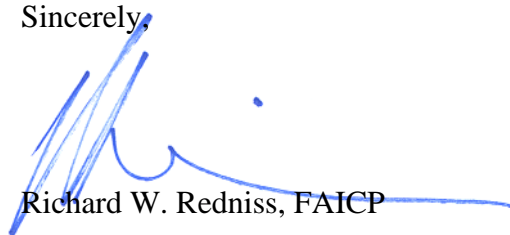
City of Stamford
Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: *Text Change Application*
Amending Appendix A Table I & Appendix B (Footnotes 4 and 13)

Dear Mr. Blessing,

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting on the proposed Text Change application. Please let us know if you have any questions or would like additional information.

Sincerely,



Richard W. Redniss, FAICP

Enclosures



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): Richard W. Redniss (22-1st Corp)

APPLICANT ADDRESS: c/o 22 First Street - Stamford, CT 06905 (Redniss and Mead)

APPLICANT PHONE 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 22 First Street

PROPOSED TEXT CHANGE: See Attached Text Change

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 14 DAY OF June 2024

DAVID PINTO
Notary Public, State of Connecticut
My Commission Expires Mar 31, 2026

SIGNED: [Signature]

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 June 14 2024
COUNTY OF FAIRFIELD

Personally appeared Richard W. Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]
Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

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

By: _____

**Qualitative Analysis
1600 Summer Street
Text Change to Amend Appendix A Table I & Appendix B (Footnotes 4 and 13)
June 14, 2024**

1. Overview

Based on recommendations from the Downtown Special Services District (DSSD), we are submitting a Text Change in order to limit the intensity of certain C-G uses north of Downtown. This proposed change helps to keep higher intensity C-G uses centralized in and around the Downtown while allowing for the modernization and adaptive reuse of other properties in proximity to the Downtown, such as 1600 Summer Street.. This proposed Text is accompanying the pending Zone Map Change (224-08) relating to 1600 Summer Street.

The pending Zone Map Change to the C-G helps cure nearly all the existing nonconformities and provide much needed flexibility for the building's unknown future. It has the dual benefit of creating conformity while permitting a versatile and desirable mix of uses. The Text Change serves to limit the intensity of such uses outside of the Downtown. This type of flexibility is necessary if the Property is going to be successfully repositioned.

2. Text

The proposed changes, described more specifically herein, serve to limit the intensity of the C-G north of Downtown. Proposed changes include:

- a. Requiring Special Permit review for individual uses north of North Street that exceed 10,000sf of floor area (Art Gallery, Art or Antique Shop, Bed & Breakfast, Book Store, Camera Shop, Clothing Store, Confectionery Store, Custom Tailor, Dressmaker, Milliner, Dry Goods, Notions Store, Florist Shop, Gift Shop, Hotel, Hotel, Boutique, Hotel, Extended Stay, Inn, Jewelry Store, Retail and/or Repairs, Motel, Museum, Non Profit, Music Store, Newsstand, Variety Store, Pet Stores; Including Food & Accessories, Photographic Studio, Shoe Stores, Sporting Goods Store, Retail, Stationery Store, Tailor Shop, Textile Goods, Retail, and Theatre).¹
- b. Amending Appendix B, footnote 4 (which permits premium density) to apply only to properties south of North Street.
- c. Amending Appendix B, footnote 13 (which permits premium FAR & Height) to apply only to C-G properties south of North Street.

3. Conclusions

This Text is intended to limit the intensity of certain uses outside of the Downtown and has no anticipated negative impacts on Mobility, Housing, Schools and Community Facilities,

¹ This list of uses was provided by the DSSD.

Infrastructure, Public Safety, Parks and Open Space, Environmentally Sensitive Area, and Historic Resources.

The proposed change should have a positive impact on quality of life by limiting height, density, and certain large scale commercial uses in areas outside of the Downtown creating an appropriate transition to less intense surrounding neighborhoods, while enabling the thoughtful adaptive reuse or redevelopment of underperforming properties. See below comparison chart.

C-G Intensity Comparison

	Downtown	Text Change/ "North" Area	Difference
1. Max. Building Height	150'	100'	-33%
2. Max. Building Coverage	80-100%	80-90%	-10%
3. Max. Floor Area Ratio	2.2	1.8	-18%
4. Max. Density (DU/Acre)	197	115	-42%

Notes

1. Footnote 13 permits Premium Height of up to 150'. Text would limit areas north of North Street to base height.
2. Footnote 7 permits up to 100% coverage for Downtown sites. Base standard is 80% and 90% for corner lots.
3. Footnote 13 permits Premium FAR up to 2.2. Text would limit areas north of North Street to base FAR.
4. Footnote 4 permits 400sf of lot area per family + commercial floor area trade-in + BMR bonus. Text would limit areas north of North Street to base of 1,000 sf per family (trade-in and BMR premiums still apply but are reduced).

The proposed Text Change is consistent with the Master Plan objectives for Category 9 “Urban Mixed-Use” (which is the affected area of the proposed changes), which states in part “The purpose of this category is to encourage redevelopment and to provide an orderly transition from the more-intensive Downtown area (Category # 11) to adjoining neighborhoods; and to provide a mix of uses complementary to and supportive of the Downtown.:

In conjunction with the proposed Zone Change, the Text Change will advance many goals and objectives of the Master Plan, by providing a full array of uses including:

- a) **1.3B1** Amend zoning to allow for redevelopment of office parks outside Downtown for mixed-use
- b) **3E** Continue to pursue uses that promote vibrancy and economic vitality.
- c) **3B.1:** Concentrate regional office, retail and entertainment uses and high-density residential development Downtown.
- d) **5E.1:** Promote neighborhood revitalization.

Text Change – C-G Zone

1. AMEND Appendix A – Table I (Land Use Schedule) as follows:

Use	C-N	C-B	C-L	C-G	C-C	C-I
Art Gallery ^{***5)}	√	√	√	√	√	√
Art or Antique Shop ^{***5)}	√	√	√	√	√	√
Bed & Breakfast ^{***5)}			√	√		√
Book Store ^{***5)}	√	√	√	√	√	√
Camera Shop ^{***5)}	√	√	√	√	√	√
Clothing Store ^{***5)}	√	√	√	√	√	√
Confectionery Store ^{***5)}	√	√	√	√	√	√
Custom Tailor, Dressmaker, Milliner ^{***5)}	√	√	√	√	√	√
Dry Goods, Notions Store ^{***5)}	√	√	√	√	√	√
Florist Shop ^{***5)}	√	√	√	√	√	√
Gift Shop ^{***5)}	√	√	√	√	√	√
Hotel ^{***5)}		√	√	√	√	√
Hotel, Boutique ^{***5)}				√	√	-
Hotel, Extended Stay ^{***5)}	-	√	√	√	√	√
Inn ^{***5)}	√	√	√	√	√	-
Jewelry Store, Retail and/or Repairs ^{***5)}	√	√	√	√	√	√
Motel ^{***5)}				√	√	
Museum, Non Profit ^{***5)}			A	A	√	A
Music Store ^{***5)}	√	√	√	√	√	√
Newsstand, Variety Store ^{***5)}	√	√	√	√	√	√
Pet Stores; Including Food & Accessories ^{***5)}	√	√	√	√	√	√
Photographic Studio ^{***5)}	√	√	√	√	√	√
Shoe Stores ^{***5)}	√	√	√	√	√	√
Sporting Goods Store, Retail ^{***5)(4)(5)}	√	√	√	√	√	√
Stationery Store ^{***5)}	√	√	√	√	√	√
Tailor Shop ^{***5)}	√	√	√	√	√	√
Textile Goods, Retail ^{***5)}	√	√	√	√	√	√
Theatre ^{***5)}			√	√	√	A

⁵⁾ For properties located north of North Street and within the C-G District, Special Permit approval from the Zoning Board shall be required when said individual use exceeds 10,000 square feet of floor area.

2. AMEND Appendix B – Footnote 4 as follows:

4. Residential Buildings erected in the C-G General Commercial District, south of North Street, and used only for purposes permitted in R-MF Multiple Family Residence Districts may have a minimum of five hundred (500) square feet of land area per family. Mixed-use projects within the C-G or CC District, within Master Plan Category #11, (Downtown), as delineated on the Stamford Master Plan, and subject to Special Permit approval

by the Zoning Board pursuant to Section 7.S of these regulations shall have a minimum of 400 square feet of land area per family. Below Market Rate Housing shall be provided pursuant to Section 7.4. of these Regulations. Where proposed development includes ten (10) or more dwelling units, not less than ten percent (10%) of the total number of dwelling units shall be offered for rent or sale as Below Market Rate (BMR) units. Required Below Market Rate units shall be affordable to households earning not more than fifty percent (50%) of the Stamford SMSA Median income and shall be provided in accordance with the standards, definitions and procedures contained within Article III, Section 7.4 of these Regulations. For every BMR unit provided on-site, including BMR units provided voluntarily within developments containing fewer than ten (10) dwelling units, a bonus of two additional dwelling units exempt from any BMR requirement shall be permitted, provided that as-of-right density shall not be increased by more than twenty five (25%).

3. AMEND Appendix B – Footnote 13 as follows:

13 Standard Floor/Area maximum ratios as set forth below except that on any parcel containing at least 30,000 square feet in area (7.5 times the minimum allowable lot) or on any parcel located on a “Ground Floor Retail Street” as defined herein, and which is to be developed in accordance with premiums permitted by these regulations, Buildings shall not exceed the "premium floor/area ratio maximum" and "maximum premium height" shown below for the appropriate district. All other restrictions of the appropriate district pertaining to front yards, side yards, rear yards and uses must be complied with.

<u>District</u>	<u>Standard FAR Maximum*</u>	<u>Premium FAR Maximum</u>	<u>Maximum Premium Height (Feet)</u>	<u>Maximum Premium Stories</u>
C-N	0.3	N.A.	N.A.	N.A.
C-B	0.5	N.A.	N.A.	N.A.
C-L	1.0	1.2	55***	5***
C-G ****	1.8	2.2	150	N.A.
CC	2.0	2.5	350**	N.A.
C-I	1.2	N.A.	N.A.	N.A.

* For lots less than 30,000 square feet or where no premiums are granted.

** 400 feet, see Section 7.S.9. (206-42)

*** 75' Maximum Premium Height / 7 Maximum Premium Stories for C-L Properties within the Downtown Boundary. (206-04)

******These standards shall only apply to C-G parcels located south of North Street.**