

MAYOR
DAVID MARTIN



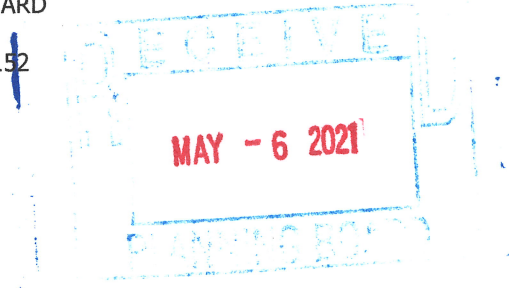
DIRECTOR OF OPERATIONS
MARK MCGRATH
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LAND USE BUREAU CHIEF
RALPH BLESSING
Tel: (203) 977-4714

**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904 -2152

May 6, 2021

Ms. Theresa Dell, Chair, Planning Board
Attn: David Woods, Deputy Director of Planning
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904



RE: Application 221-18- TPS Associates LLC, and LGS, LLC, 248 West Avenue, Stamford, CT.,- Text Change, -The proposed text change seeks to permit one ground or pole sign on limited sites in the NX-D (Neighborhood Mixed Use Design District) zoning district.



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 *June 10, 2021*.

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

Sincerely,


Vineeta Mathur
Associate Planner 

Deborah R. Brancato
Partner
Phone: 203.252.2648
Fax: 203.325.8608
dbrancato@carmodylaw.com
707 Summer Street
3rd Floor
Stamford, CT 06901

April 20, 2021

VIA HAND DELIVERY

Dr. David Woods, PhD, AICP
Deputy Director of Planning
City of Stamford
888 Washington Blvd
Stamford, CT 06901

***Re: Application for Text Change of Zoning Regulations
Section 4.B.10.d(16) of the Stamford Zoning Regulations
Applicant: LGS, LLC (“Tenant”); TPS Associates, LLC (“Owner”)
Request to be Heard***

Dear Dr. Woods,

I recently filed an Application for Text Change of Zoning Regulations with the Zoning Board on behalf of the above-referenced Applicant related to signage rights in the Neighborhood Mixed Use Design District (the “NX-D Zone”). Prior to the public hearing before the Zoning Board, I understand the Planning Board will be reviewing same. In connection therewith, I would ask that I, and other members of the Development Team, kindly be afforded the opportunity to address the Board by making a brief presentation at that time.

In connection with this request, the Applicant has submitted the following materials for the Planning Board’s review:

- Eight (8) copies of the following applications and materials:
 - Application for Text Change;
 - Schedule A to Application – Text Amendment dated April 19, 2021
 - Schedule B to Application – Qualitative Analysis

Page 2 of 2
April 20, 2021

I look forward to presenting this project to the Planning Board. In the interim, please let me know if you have any questions or require additional materials.

Sincerely,



Deborah R. Brancato

Enclosures

cc: Development Team
V. Mathur, AICP
R. Blessing

April 20, 2021

VIA HAND DELIVERY

Ms. Vineeta Mathur, AICP
Zoning Board
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

**Re: *Application for Text Change of Zoning Regulations
Section 4.B.10.d(16) of the Stamford Zoning Regulations
Applicant: LGS, LLC (“Tenant”); TPS Associates, LLC (“Owner”)***

Dear Ms. Mathur:

On behalf of the above-captioned Tenant and Owner (collectively, the “Applicant”), enclosed please find an Application for Text Change of the Stamford Zoning Regulations (“Zoning Regulations”) related to signage rights in the Neighborhood Mixed Use Design District (the “NX-D Zone”). As we have discussed, the application seeks to modify the Zoning Regulations to allow for one ground or pole sign within the NX-D Zone on properties with Industrial uses and abutting an interstate highway roadway system.

To assist the Zoning Board in its review of this application, please find the following materials:

- A check in the amount of \$2,060.00 for the application filing and public hearing fees;
- Letters of authority from Owner and Tenant;
- Thirteen (13) copies of the following applications and materials:
 - Application for Text Change
 - Schedule A to Application – Text Amendment dated April 19, 2021
 - Schedule B to Application – Qualitative Analysis

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April 20, 2021

As a reminder the proposed applications must be made available in the Town Clerk's office at least ten (10) days prior to the date scheduled for public hearing. I have included an extra copy of the application for this purpose.

Please let me know if you have any questions or require any additional materials. I look forward to advice as to when these applications will be scheduled for a public hearing.

Sincerely,



Deborah R. Brancato

Enclosures

cc: Ralph Blessing
David Woods, PhD, AICP
Development Team



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 filling 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): TPS Associates, LLC, and LGS, LLC
 c/o Agent: Deborah Brancato, Carmody Torrance Sandak & Hennessey LLP, 707 Summer St., Stamford, CT 06901
 APPLICANT ADDRESS: _____
 c/o Agent: Deborah Brancato, Carmody Torrance Sandak & Hennessey LLP, 203-252-2648
 APPLICANT PHONE #: _____
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes - TPS Associates, LLC
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 248 West Avenue, Stamford, CT

 PROPOSED TEXT CHANGE: See Schedule A.

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 20th DAY OF April 2021

SIGNED: Deborah R Brancato

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
 COUNTY OF FAIRFIELD ss STAMFORD April 20 2021

Personally appeared Deborah Brancato, 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. #: 221-18 Received in the office of the Zoning Board: Date: _____

By: _____

SCHEDULE A

Proposed Text Change to Section 4.B.10.d(16) Of the Zoning Regulations for the City of Stamford

The existing language is in normal typeface, while the proposed language is highlighted/ red/ underlined.

4.B.10.NEIGHBORHOOD MIXED USE DESIGN DISTRICT (N-XD)

d. Additional Development Standards Applicable to Uses within the NX-D

(16) Signage. The design, location and size of signage for uses in the NX-D shall be governed by the definitions of these Regulations and by the design criteria and signage rights permitted in the Architectural Review Design District (Section 7.6 of these Regulations).

(a) In the case of Industrial uses on properties adjacent to an Interstate highway roadway system, Land Use Bureau Staff, by administrative review, may allow one (1) *Ground Sign* or *Pole Sign* to be located along the frontage adjacent to the Interstate highway roadway system. Such sign shall not exceed sixty (60) square feet in area and no side of the sign face shall exceed ten (10) feet in length. A decorative or ornamental base structure supporting such sign may be allowed, provided the face of such decorative or ornamental base structure does not exceed one hundred (100) square feet in area, the structure contains no lettering and is one (1) color, which color may be different that the color of the sign. No *Pole Sign* authorized by this section together with any decorative or ornamental base shall exceed twenty-one (21) feet in height. The right to one (1) *Ground Sign* or *Pole Sign* shall not increase the aggregate signage rights allowed in the NX-D set forth in Section 7.6.D.1 of these Regulations.

SCHEDULE B

Qualitative Analysis of Text Change to Amend Section 4.B.10.d(16) Of the Zoning Regulations for the City of Stamford

The proposed text change is to permit one ground or pole sign on limited developments in the Neighborhood Mixed Use Design District zoning district (“NX-D”). The NX-D was created in 2018 to improve the character and aesthetic of certain portions of Stamford’s West Side Neighborhood and, among other goals, promote growth of a vibrant and well-designed commercial environment that is in harmony with surrounding residential uses, in said area. The zone is subject to thorough design controls and standards.

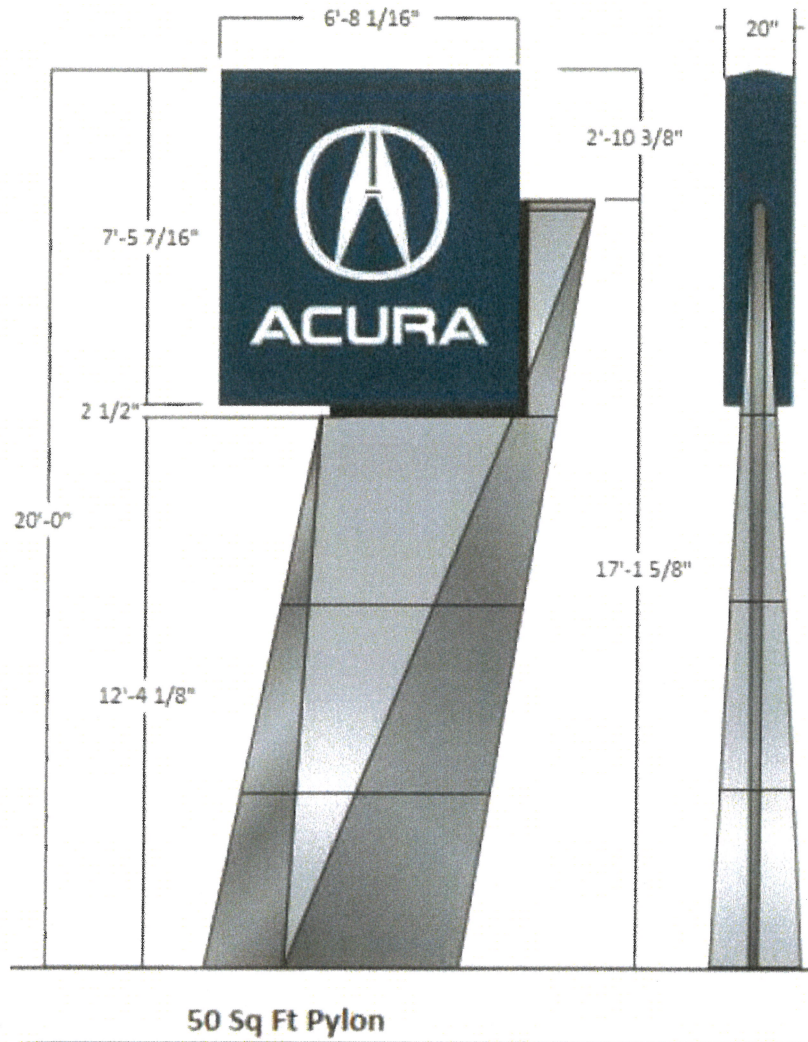
Under current sign regulations applicable to the NX-D, pole or ground signs are not specifically authorized. The proposed text amendment would allow one ground or pole sign on properties in the NX-D with “Industrial” uses (as categorized in Section 4.B.10.b of the Zoning Regulations), which abut an interstate highway roadway system, provided such sign is located along the frontage abutting the interstate highway roadway system, and subject to other limitations on size and design and administrative review by Land Use Bureau Staff.

Signage is paramount for purposes of building identification and can add unique architectural elements to a project. The requested amendment seeks to allow a pole or ground sign in order to increase the variety of signage available to certain businesses within the NX-D, and afford an opportunity to elevate project design. The requested text change will not increase overall aggregate signage rights in the NX-D, and merely seeks to refine and add flexibility to such rights. The proposed change is consistent with the thoughtfully crafted NX-D standards that were designed to revitalize area development and enhance neighborhood character.

The proposed text amendment is being sought by the Applicant because it will allow for a ground sign at 248 West Avenue (the “Property”).¹ The Zoning Board and Zoning Board of Appeals both recently approved development of an Acura™ dealership at the Property,² and the project is currently under construction. Applicant would like to install a pylon sign on the Property, at the corner of West Avenue and Grenhart Road/I-95 exit ramp, in conformance with franchise design requirements, in order to increase business presence and also to add to the architectural interest of the project. An example of a pylon sign being contemplated by Applicant, which would be authorized under the proposed text amendment, is depicted below:

¹ The Property was formerly three (3) separate parcels known as 50 Grenhart Road, 244 & 248 West Avenue, which have since been consolidated.

² See Zoning Board Certificate App. 220-10 (May 20, 2020); ZBA Certificate of Decision App. #018-20 (June 11, 2020).



Overall, the proposal is beneficial as well as consistent with the goals and standards of the NX-D, and will not result in any adverse impacts, as described more particularly below.

APPLICABLE AREAS/IMPACT ON OTHER DISTRICTS

The proposed text amendment would only apply to the NX-D. The change would authorize a ground or pole sign along limited road frontages abutting an interstate highway system within the NX-D; thus, this change will not have adverse impacts other districts.

CONFORMANCE WITH MASTER PLAN OBJECTIVES

The NX-D Zone is in Master Plan Category #13 (Industrial-General). The proposed amendment is consistent with the objectives of the Master Plan for this category, including:

- “[P]reserve[ing] opportunities for new industrial use . . .”³, by making it possible for the Property to be developed with an Acura™ dealership with its attendant signage requirements;
- Policy WS1: “Preserv[ing] and enhance[ing] neighborhood character and quality of life,”⁴ by allowing development of previously defunct, unappealing properties and streetscapes, and allowing area businesses to enhance their appearances;
- “Implement[ing] the recommendations of the West Side Neighborhood Plan,”⁵ which recommended instituting the new urban mixed use zone that ultimately became the NX-D in order to promote a vibrant commercial neighborhood; the proposed text amendment further advances this goal by refining NX-D signage rights to allow for area revitalization with successful commercial developments.

MOBILITY

The proposed text amendment will have no impacts on mobility at the Property, in the NX-D Zone, or the City.

HOUSING

The proposed text amendment will not impact housing.

SCHOOLS AND COMMUNITY FACILITIES

The proposed text amendment will have no adverse impact on City schools or community facilities.

INFRASTRUCTURE

The proposed text amendment will not impact infrastructure in the NX-D Zone or the City as a whole.

PUBLIC SAFETY

The proposed text amendment will have no impact on public safety.

PARKS AND OPEN SPACE

The proposed text amendment will not impact any parks or open space in the NX-D Zone or the City.

³ Stamford Master Plan 2015-2025, at 196.

⁴ Stamford Master Plan 2015-2025, at 157.

⁵ *Id.*

ENVIRONMENTAL CONSIDERATIONS

The proposed text amendment will not result in adverse environmental impacts.

HISTORIC RESOURCES

The proposed text amendment will have no impact on historic resources.

QUALITY OF LIFE

The proposed text amendment will have no adverse impact on quality of life in the NX-D Zone or the City as a whole.

DEVELOPMENT BENEFITS

Any ground or pole sign sought pursuant to the requested text amendment will require permit fees to the City. In addition, the text amendment will support and allow new commercial development where such signage is critically important and/or required, with attendant benefits including increased property taxes, new jobs, new corporate citizens, and the like.

CONVENIENCES

The proposed text amendment will not impact any conveniences in the NX-D Zone or City as a whole.

URBAN DESIGN

The proposed text amendment promotes design that will complement the scale of any overall development in the subject neighborhood.