

MAYOR
DAVID MARTIN



DIRECTOR OF OPERATIONS

MARK MCGRATH

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LAND USE BUREAU CHIEF

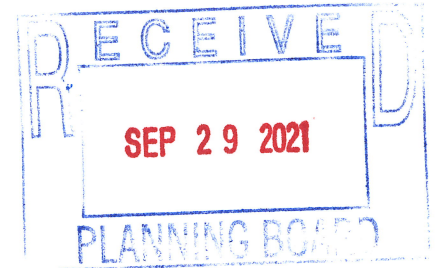
RALPH BLESSING

Tel: (203) 977-4714

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

September 29, 2021

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



RE: Application 221-28- TPS Associates LLC, and LGS, LLC, 248 West Avenue, Stamford, CT.- Text Change, -The Applicant requests a text change to the NX-D (Neighborhood Mixed Use Design District) district to allow for wall signs up to eight (8) feet in height on front building facades of buildings adjacent to highways.

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 **November 3, 2021**.

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

Sincerely,


Vineeta Mathur
Acting, Principal Planner

September 24, 2021

VIA HAND & ELECTRONIC 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 (the “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 wall signs up to eight (8) feet in height on front building facades on certain types of properties within the NX-D Zone.

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 – Proposed Text Amendment
 - Schedule B to Application – Qualitative Analysis

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: R. Blessing
Development Team
Planning Board

September 20, 2021

Vineeta Mathur, AICP
Senior Planner
City of Stamford
888 Washington Boulevard
Stamford, CT 06901


RE: LGS, LLC
Application for Text Amendment Approval
Letter of Authority

Dear Ms. Mathur:

I hereby authorize the attorneys of Carmody Torrance Sandak and Hennessey LLP, with offices located at 707 Summer Street, Stamford, Connecticut, 06901, including Deborah R. Brancato, Esq., to act as agent for LGS, LLC in connection with the enclosed application. Thank you for your acknowledgement of said authority.

Sincerely,

LGS, LLC

By: 
Joseph Sorrentino
Duly Authorized _____

September 20, 2021

Vineeta Mathur, AICP
Senior Planner
City of Stamford
888 Washington Boulevard
Stamford, CT 06901


RE: TPS Associates, LLC
Application for Text Amendment Approval
Letter of Authority

Dear Ms. Mathur:

I hereby authorize the attorneys of Carmody Torrance Sandak and Hennessey LLP, with offices located at 707 Summer Street, Stamford, Connecticut, 06901, including Deborah R. Brancato, Esq., to act as agent for TPS Associates, LLC in connection with the enclosed application. Thank you for your acknowledgement of said authority.

Sincerely,

TPS Associates, LLC

By: 
Anthony N. Vingiano
Its Manager/Member



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

APPLICANT ADDRESS: c/o Agent: Deborah Brancato, Carmody Torrance Sandak & Hennessey LLP, 707 Summer St., Stamford, CT 06901

APPLICANT PHONE #: c/o Agent: Deborah Brancato, Carmody Torrance Sandak & Hennessey LLP, 203-252-2648

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 24th DAY OF September 2021

SIGNED: Deborah 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 September 24th 2021

Personally appeared Deborah Brancato, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Rachel Breslin
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ 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. Deleted language is ~~highlighted and crossed out~~.

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 and Section 13.D of these Regulations), except that the following special standards shall apply:

(a) In the case of Industrial uses on properties adjacent to an Interstate highway roadway system, Wall Signs placed on the street front wall of a Building may not exceed eight (8) feet in height, and the Zoning Board, 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 than 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 modify the Zoning Regulations to allow for wall signs up to eight (8) feet in height on front building façades on limited developments in the Neighborhood Mixed Use Design District (the “NX-D Zone”).

The NX-D Zone was created in 2018 to improve the character and aesthetic of certain portions of Stamford’s West Side Neighborhood and to promote the growth of a vibrant and well-designed commercial environment that is in harmony with surrounding residential uses. The NX-D Zone is subject to thorough design controls and standards via the standards set forth for the Architectural Review Design District (the “ARD”) and standards within the NX-D Zone regulations.

The current ARD sign regulations limit “*Signs* placed on the façade of the first five *Stories of a Building*” to “a height of four (4) feet.”¹ This proposed text amendment will modify only the NX-D Zone regulations and will allow *Wall Signs* on front building façades up to eight (8) feet in height on properties within the NX-D Zone that are improved with “Industrial” uses² and abut an interstate highway roadway system.

Signage is paramount for purposes of building identification and can add unique architectural elements to a project. This requested amendment will afford business owners with qualifying properties the flexibility to elevate their business’s design.

The requested text amendment will not increase the overall aggregate signage rights in the NX-D Zone; it merely seeks to refine and add flexibility to such rights. The proposed amendment is consistent with the thoughtfully crafted NX-D Zone standards and furthers the standards’ goal of revitalizing area development and enhancing neighborhood character.

The proposed text amendment is being sought by the Applicant because it will allow for appropriately sized *Wall Signs* at 248 West Avenue (the “Property”).³ Last year, both the Zoning Board and Zoning Board of Appeals approved development of an Acura™ dealership at the Property.⁴ The project is nearly complete.⁵ The Applicant would like to install certain logo wall signage on two (2) of the front façades of the buildings on the Property in conformance with

¹ See Zoning Regulations Sec. 7.6.D.7.

² As categorized in Section 4.B.10.b of the Zoning Regulations.

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

⁴ See Zoning Board Certificate App. 220-10 (May 20, 2020); ZBA Certificate of Decision App. #018-20 (June 11, 2020).

⁵ In April 2021, the Applicant sought and received Zoning Board approval for a Text Amendment affecting the Property, which authorized one (1) *Ground Sign* or *Pole Sign* on properties within the NX-D Zone improved with Industrial uses and abutting an interstate highway roadway system.

franchise design requirements, and in order to increase business presence and add to the architectural interest of the project.

An example of the logo sign being contemplated by Applicant, which would be authorized under the proposed text amendment, is depicted below:

Photo Rendering



Consistent with current ARD requirements, such signage is contemplated to be placed in “the natural, logical position on the [b]uilding[s]” and will “fit proportionately to the overall design of the façade.”⁶

Overall, this proposal is beneficial, as well as consistent with, the goals and standards of the NX-D Zone and will not result in any adverse impacts to the surrounding area.

APPLICABLE AREAS/IMPACT ON OTHER DISTRICTS

The proposed text amendment would only apply to the NX-D Zone. The change would authorize wall signs up to eight (8) feet in height on front building façades on limited developments within this district. Therefore, this amendment will not adversely impact 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]reserv[ing] opportunities for new industrial use . . .”⁷, by making it possible for the Property to be developed with an Acura™ dealership with its attendant signage requirements;

⁶ See Zoning Regulations Sec. 7.6.D.7.

⁷ Stamford Master Plan 2015-2025, at 196.

- Policy WS1: “Preserv[ing] and enhance[ing] neighborhood character and quality of life,”⁸ 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,”⁹ which recommended instituting the new urban mixed-use zone that ultimately became the NX-D Zone in order to promote a vibrant commercial neighborhood. The proposed text amendment further advances this goal by refining NX-D Zone 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.

ENVIRONMENTAL CONSIDERATIONS

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

HISTORIC RESOURCES

⁸ Stamford Master Plan 2015-2025, at 157.

⁹ *Id.*

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 wall 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.

September 24, 2021

VIA HAND & ELECTRONIC DELIVERY

Lesley Capp
Secretary to the Planning Board
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 Mrs. Capp:

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 – Proposed Text Amendment
 - Schedule B to Application – Qualitative Analysis

Page 2 of 2
September 24, 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