

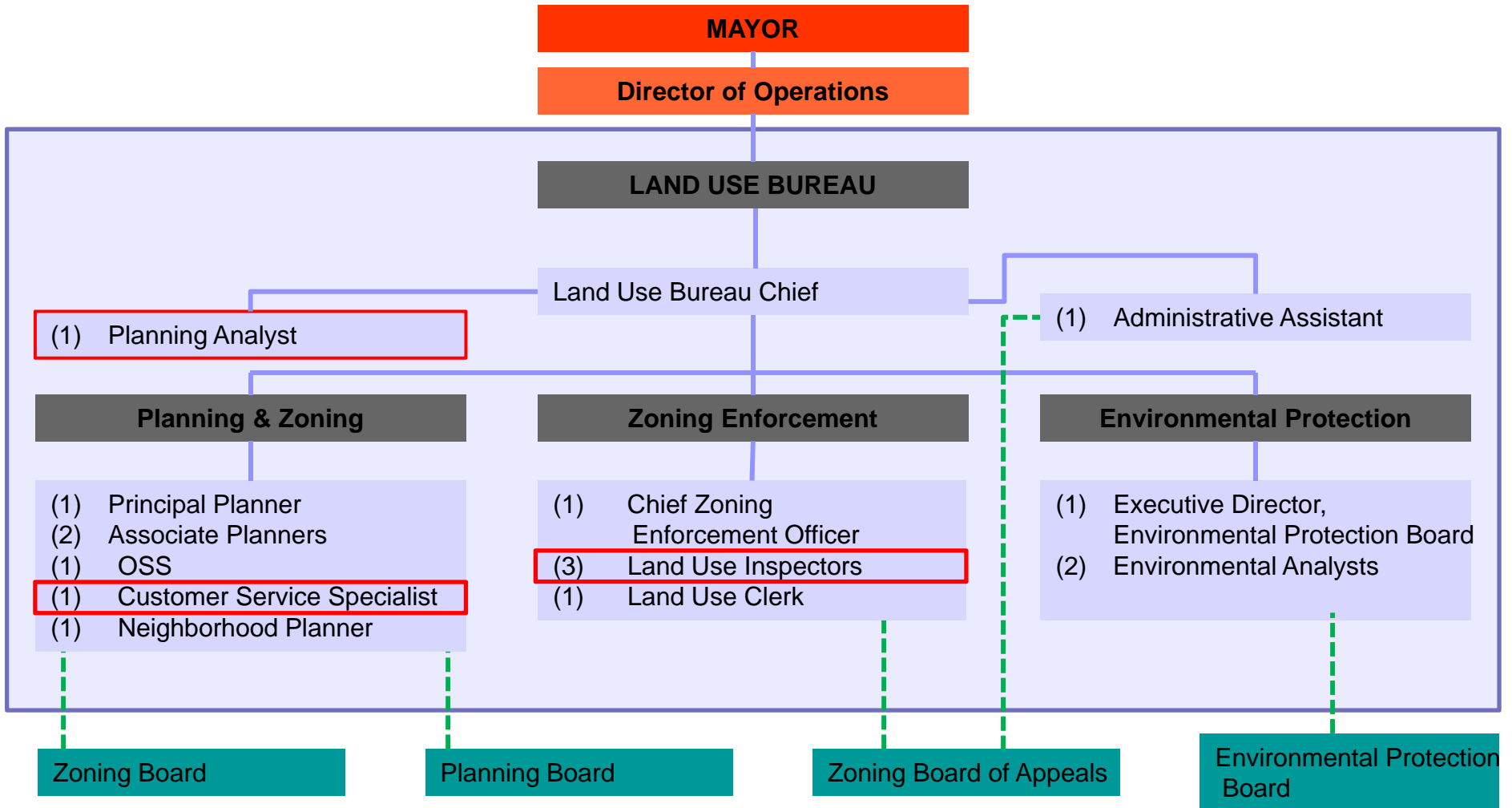
City of Stamford Land Use Bureau

FY 2018-19 Budget Presentation



Ralph Blessing,
Land Use Bureau Chief

Department Overview



 Land Use Bureau and Divisions

Boards

Reports to

Provide technical and organizational support

Planned / proposed staff changes



Services Provided

Program (s)	Services Provided (include Volume - if applicable)
Land Use Administration	Administrative support for the City's four Land Use Boards – Zoning Board, Zoning Board of Appeals, Planning Board, and Environmental Protection Board (C – Critical)
Planning and Zoning	Provides technical support to the Planning and Zoning Boards and prepares plans <ul style="list-style-type: none">- Review applications for Zoning Text and Zoning Map changes, Special Exceptions, Site Plan Review, and other (C)- Review subdivision application (C)- Prepares City's Capital Budget (C)- Prepare and amend, if necessary, the Master Plan (C)- Review and update Zoning Regulations (C)- Prepare neighborhood, parks and other plans (C)- Provide information on population and development trends (S – Basic Services)
Zoning Enforcement	<ul style="list-style-type: none">- Issue Zoning Permits, as part of the building permit process (C)- Investigate zoning violations and enforce Zoning Regulations (C)
Environmental Protection	<ul style="list-style-type: none">- Regulates inland wetlands and coastal areas (C)- Reviews building and other permit applications for consistency with wetlands regulations (C)- Flood and erosion control (C)- Community Rating System – reduces Flood Insurance Premiums for Stamford residents (S)



Other Department Resources

<i>Project</i>	<i>Resource</i>	<i>Task</i>	<i>Status</i>
Below Market Rate Program Review	Consultant	Review current BMR regulations and processes to improve program performance	Research completed
South End Neighborhood and Historic Preservation Plan	Consultant	Develop inventory and needs assessment for South End; provide recommendations for zoning and urban design, housing affordability, historic preservation and mobility	Expected completion late summer 2018
Drainage Manual	Consultant	Develop regulations and process for implementation of federally mandated stormwater control measures	Expected completion by end of 2018
Illegal Housing Status Database	Consultant	Scan City's Tax Records from 1940s to present to	Responses for RFP due by 3/15/2018

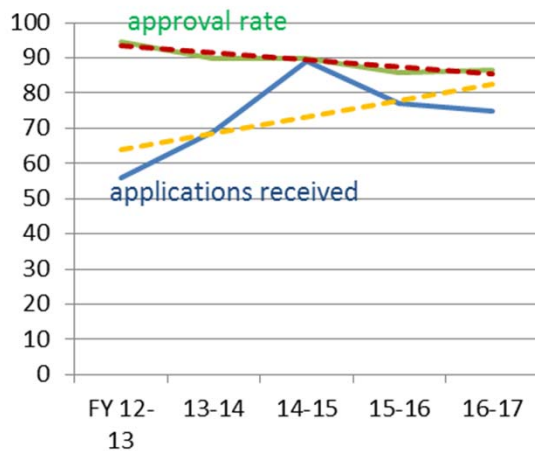


Performance Metrics – Planning & Zoning

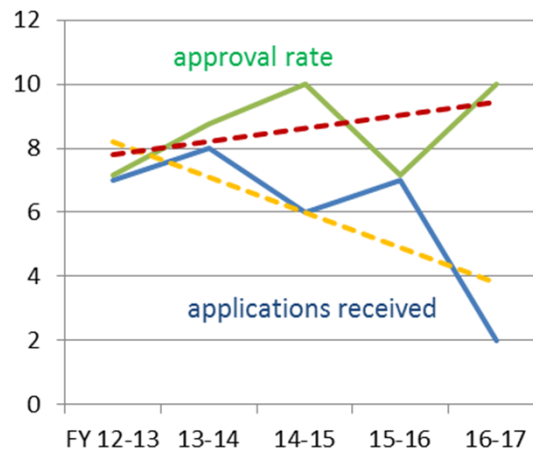
Highlights

- Initiated South End Neighborhood & Historic Preservation Study
- Initiated review of City's BMR regulations
- Submitted \$26 million Capital budget
- Increased fees for large scale development applications
- Proposed changes to the V-C district
- Developed application standards and Development Review Guidelines
- Plans for Veterans' and Boccuzzi parks

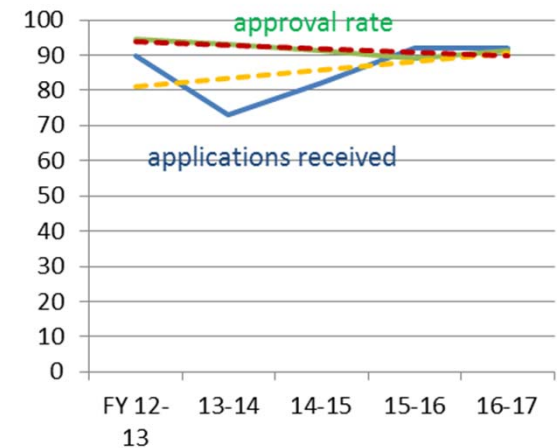
Zoning Board Applications



Subdivision applications



ZBA applications



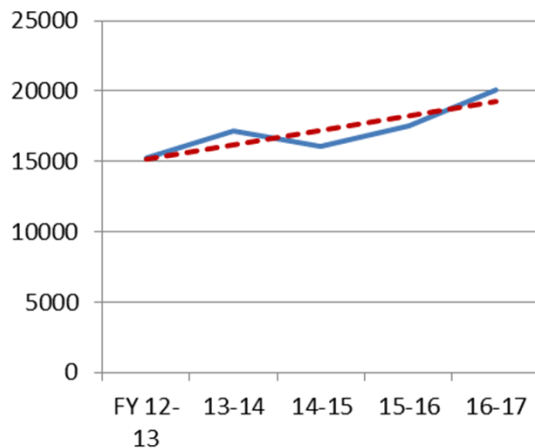


Performance Metrics – Zoning Enforcement

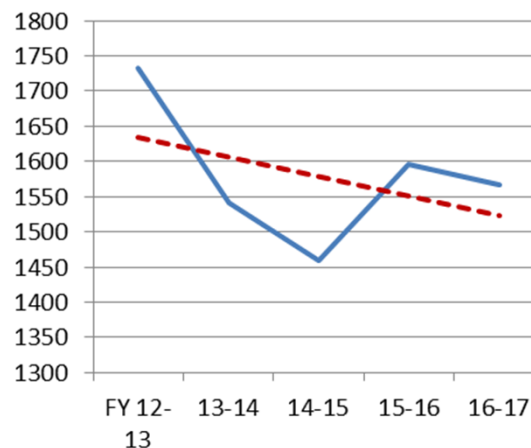
Highlights

- Information requests and complaints continue to increase
- Number of zoning complaints closed is rising
- Initiated measures to improve zoning enforcement:
 - Closer coordination with other Depts (Health, Fire)
 - Proposed Zoning Citations Ordinance
 - Improved tracking

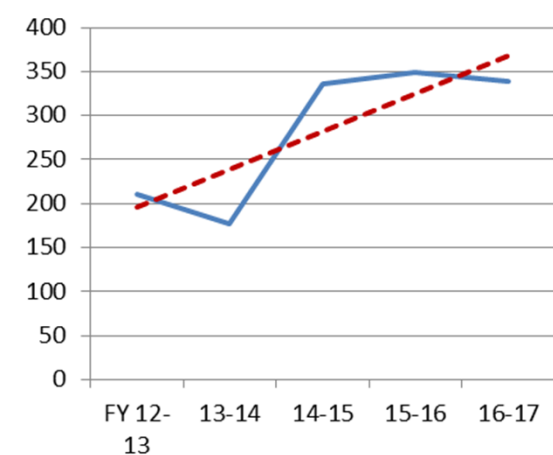
Information requests received



Permits Issued



Complaints closed



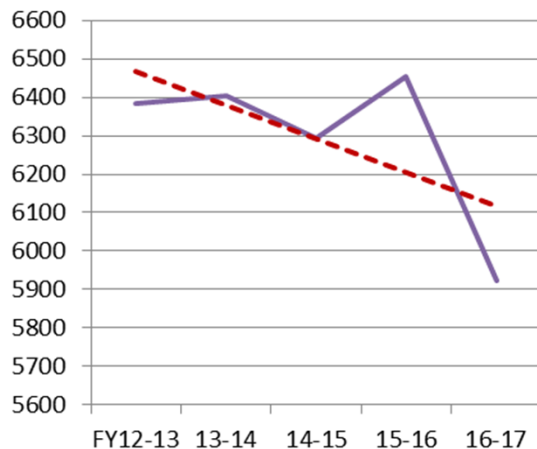


Performance Metrics – EPB

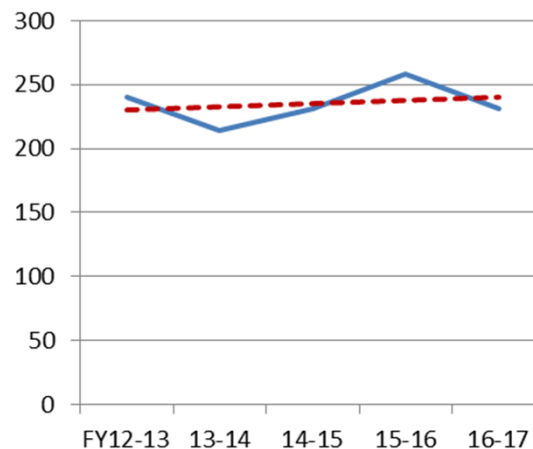
Highlights

- Streamlined process which led to reduced number of walk-ins
- Initiated creation of Drainage Manual and necessary regulation changes to implement MS4
- Received recertification for Community Rating System which lowers flood insurance premiums for Stamford residents by 15%

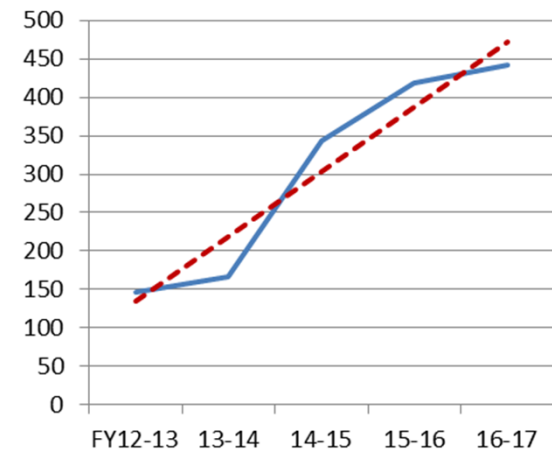
Customer Walk-ins



Permitting



Enforcement





Department Challenges

Key Program/Department Challenges

- Cost is driven by demand for services by developers, homeowners and neighbors, many of which are required, and are increasing
- Additional legal requirements, e.g., MS4
- Zoning Regulations need update, e.g., BMR, parking regs
- Insufficient resources for neighborhood planning / review of zoning in neighborhoods – Cove, West Side, East Side, Springdale, Glenbrook
- Insufficient resources for extended application review
- Lack of resources and tools for Zoning Enforcement

Budget Scenarios

- Budget reductions would lead to increasing backlog in application review and enforcement action
- Cuts would have impact on vital land use issues: parking, development, quality of life in neighborhoods
- Additional funding would lead to faster application review and better response to complaints and enforcement issues
- Legal requirements, e.g., MS4, could not be met leading to penalties and liability issues
- Additional funding would allow to provide better planning services, including for other City agencies



2018-2019 Goals

- Improve customer service for developers and homeowners applying for building permits
 - Improve communication with Buildings Dept.
 - Address issues with ViewPermit
 - Make more information available online and increase online services
 - Develop SOPs
 - Remove limit for number of daily walk-ins
- Improve Zoning Enforcement
 - Create source for legal status of housing units
 - Implement Zoning Citation Ordinance
 - Submitted request for additional Land Use Inspector position
 - Additional after hour / weekend inspections
 - Improve reporting and metrics (with Mayor's Office / anti-blight)
 - Improve coordination with illegal housing enforcement (Health / Fire Marshall)
 - State legislative agenda
- Improve Management of City's BMR program
 - Implement report recommendations



2018-2019 Goals

- Provide better planning information to City agencies, applicants and the public
 - Make more information available online e.g., application status, background information on a data portal
- Address planning issues that impede development
 - Parking
 - Sustainability and Resiliency
 - Economic Development
 - Housing affordability
- Update Zoning Regulations
 - Close gaps in regulations, e.g., MS4, bike and pedestrians
 - Update Regulations, e.g., for parking
 - Adjust regs. to State, other mandates
 - Allow more as-of-right development
 - Make access to Zoning regs. easier



Department Changes - Staffing

Major changes planned for the Land Use Bureau include

- Planning Analyst (position approved, not yet filled)
 - Implement improvements to the City's Below Market Rate Housing Program
 - Analyze City's housing market
 - Provide quantitative and qualitative analysis
 - Capital Budget analysis and planning
- Neighborhood Planner
 - Liaise with Neighborhood Association and other civic groups
 - Prepare neighborhood plans
- Additional Land Use Inspector
 - Remove limit on daily walk-ins for permitting
 - Improve zoning enforcement



Department Changes - Capital

622 Cove Neighborhood Study – requested \$100,000 NEW

Analyze, and if necessary change zoning to address issues of density, development, parking and quality of life.

593 Citywide Parking Study – requested \$150,000 NEW

Assess and forecast parking needs for different areas in the City (re-)balance parking requirements with other land uses, and adapt parking and other regulations to changed parking needs

631 Illegal Housing Unit Status Database – requested \$150,000 NEW

Funds were approved, RFP issued