

Memorandum

To: Virgil de la Cruz & Charles Pia, Co-Chairs
Land Use/Urban Redevelopment Committee

CC: Matt Quinones, President, Board of Representatives
Susan Nabel, Clerk, Board of Representatives
Kathryn Emmett, Corporation Counsel

From: Valerie T. Rosenson

Date: 07/10/2018

Re: LU30.014 - Verification of Petition appealing Amendments to Article II, Section III, Definition 45, Gymnasium or Physical Culture Establishment and Article III, Section 9.BBB, C-D Designed Commercial District, of the City of Stamford Zoning Regulations (Zoning Board Application 217-01)

Since preparing my earlier memo, the question has come up as to whether the petition would be valid if the Board was only to consider part of the decision of the Zoning Board on Application 217-01, particularly, the amendment of Article III, Section 9.BBB, C-D Designed Commercial District, of the City of Stamford Zoning Regulations . If the Board of Representatives were only to consider an appeal of this section of the Zoning Board's decision, then the appeal would only apply to one zone, the C-D Zone.¹

Under C6-40-9, a petition objecting to an amendment of the zoning regulations that applies to only one zone, must be signed by either 100 or 20% of the owners of the privately-owned land located within five hundred feet of the borders of the land of the area so zoned, whichever is least.

In order to verify the whether the petition would be valid if the appeal applied to only the C-D zone, I first determined whether or not 100 owners of the privately-owned land located within five hundred feet of the borders of the land of the area so zoned signed the petition. I provided GIS with the street addresses of the verified landowners throughout the City who signed the petition,² in order to determine if 100 of those addresses are

¹ This memo takes no position on whether or not it would be permissible for the Board to bifurcate the decision on this application and only consider the amendment to Article III.

² I relied on the Legal Department's interpretation of what constitutes a landowner, as discussed in the earlier memo.

within the 500 foot buffer of the C-D districts in MP Category 8. GIS determined that there were signatures by verified landowners of 67 parcels of private land within the buffer.³ The list of these private parcels of land within the 500 foot buffer is attached as [Exhibit A](#). A map prepared by GIS showing the private parcels of land of each of the verified landowners who signed the petition is attached as [Exhibit B](#).

Since the petition was not signed by 100 owners of the privately-owned land located within the 500 foot buffer of the C-D districts in MP Category 8, I then obtained a 500 foot buffer map from GIS, with designation of all of the private land within the 500 foot buffer.⁴ GIS calculated the total acreage of the 500 foot buffer as 13,741,548.09 square feet. GIS calculated the area within the buffer owned by the verified landowners who signed the petition as 1,510,730.61 square feet. Based upon the GIS calculations, the verified landowners who signed the petition own 10.99% of the private land within the 500 foot buffer zone. The GIS Map, with the data calculated, is attached as [Exhibit C](#).

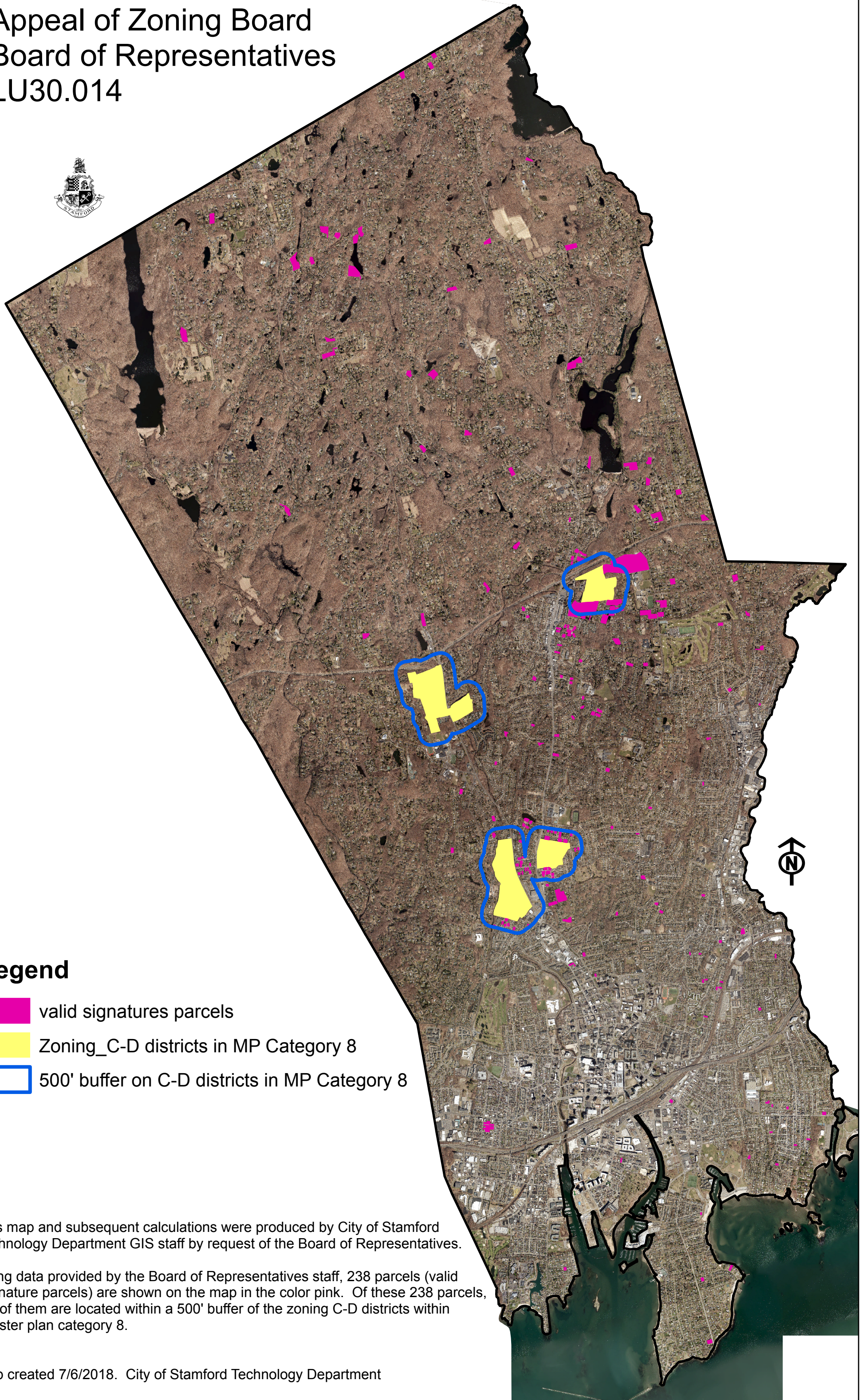
Based on all of the foregoing, I conclude that if the Board of Representatives were only to consider an appeal of this section of the Zoning Board's decision applying to the C-D Zone, the petition would fail to meet the requirements of Charter §C6-40-9 as set forth above.

³ GIS used 238 parcels, rather than the 240 calculated by the Board office, because GIS counted the Italian American Center parcels as one parcel rather than the 3 separate parcels shown in the assessor's records.




⁴ According to GIS, there are 733 parcels of privately owned land within the 500 foot buffer zone.

ACCTNUM	GISKEY	STREETNAME	STREETNO	VERIFIED	GISAddress	LandType
004-0695	E 028A 8768	TURN OF RIVER ROAD	181	Y	181 TURN OF RIVER ROAD	PRIVATE
004-0695	E 028A 8768	TURN OF RIVER ROAD	181	Y	181 TURN OF RIVER ROAD	PRIVATE
004-5460	W 094 5992	NEWFIELD AVENUE	1620	Y	1620 NEWFIELD AVENUE	PRIVATE
001-0964	S 011 9616	WILLARD TERRACE	45	Y	45 WILLARD TERRACE	PRIVATE
000-9859	S 010 9616	WILLARD TERRACE	39	Y	39 WILLARD TERRACE	PRIVATE
000-4875	S 009 9616	WILLARD TERRACE	33	Y	33 WILLARD TERRACE	PRIVATE
001-2822	N 003 6192	NORVEL LANE	36	Y	36 NORVEL LANE	PRIVATE
001-7566	N 002 6192	NORVEL LANE	26	Y	26 NORVEL LANE	PRIVATE
001-8292	N 001 6192	NORVEL LANE	10	Y	10 NORVEL LANE	PRIVATE
001-8209	S 002 6192	NORVEL LANE	21	Y	21 NORVEL LANE	PRIVATE
000-0520	S 003 6192	NORVEL LANE	31	Y	31 NORVEL LANE	PRIVATE
000-8623	S 005Z 6192	NORVEL LANE	44	Y	44 NORVEL LANE	PRIVATE
001-5437	N 002 4520	INTERVALE ROAD	28	Y	28 INTERVALE ROAD	PRIVATE
001-9776	E 027 8768	TURN OF RIVER ROAD	163	Y	163 TURN OF RIVER ROAD	PRIVATE
000-7349	N 004 4520	INTERVALE ROAD	48	Y	48 INTERVALE ROAD	PRIVATE
000-7492	S 002 8840	UNITY ROAD	19	Y	19 UNITY ROAD	PRIVATE
002-5612	S 004 8840	UNITY ROAD	31	Y	31 UNITY ROAD	PRIVATE
000-7199	S 006 8840	UNITY ROAD	39	Y	39 UNITY ROAD	PRIVATE
000-8924	S 008 8840	UNITY ROAD	59	Y	59 UNITY ROAD	PRIVATE
002-5809	W 005 2208	DEACON HILL ROAD	35	Y	35 DEACON HILL ROAD	PRIVATE
000-1472	S 014Z 8840	UNITY ROAD	99	Y	99 UNITY ROAD	PRIVATE
001-9983	N 006 7248	RIVER HILL DRIVE	42	Y	42 RIVER HILL DRIVE	PRIVATE
000-0837	S 002 3992	HIGH CLEAR DRIVE	13	Y	13 HIGH CLEAR DRIVE	PRIVATE
001-5438	S 003 3992	HIGH CLEAR DRIVE	23	Y	23 HIGH CLEAR DRIVE	PRIVATE
001-4928	S 008 3992	HIGH CLEAR DRIVE	61	Y	61 HIGH CLEAR DRIVE	PRIVATE
001-4870	S 009 3992	HIGH CLEAR DRIVE	67	Y	67 HIGH CLEAR DRIVE	PRIVATE
001-8946	S 011 3992	HIGH CLEAR DRIVE	81	Y	81 HIGH CLEAR DRIVE	PRIVATE
002-1420	S 012 3992	HIGH CLEAR DRIVE	87	Y	87 HIGH CLEAR DRIVE	PRIVATE
002-2960	S 006Z 2696	EDICE ROAD	4	Y	4 EDICE ROAD	PRIVATE
000-8284	S 004 2696	EDICE ROAD	14	Y	14 EDICE ROAD	PRIVATE
000-6990	N 007 8560	TERRACE AVENUE	57	Y	57 TERRACE AVENUE	PRIVATE
001-6002	S 011 8560	TERRACE AVENUE	52	Y	52 TERRACE AVENUE	PRIVATE
000-6985	S 012 8560	TERRACE AVENUE	54	Y	54 TERRACE AVENUE	PRIVATE
000-1549	N 004 5584	MC CLEAN AVENUE	19	Y	19 MC CLEAN AVENUE	PRIVATE
001-4056	E 011 5232	LONG RIDGE ROAD	217	Y	217 LONG RIDGE ROAD	PRIVATE
000-6208	N 012 5584	MC CLEAN AVENUE	51	Y	51 MC CLEAN AVENUE	PRIVATE
002-4105	N 006 2520	DUBOIS STREET	32	Y	32 DUBOIS STREET	PRIVATE
000-4576	N 009 2520	DUBOIS STREET	42	Y	42 DUBOIS STREET	PRIVATE
001-4367	N 005 2520	DUBOIS STREET	28	Y	28 DUBOIS STREET	PRIVATE
002-1666	E 013Z 3664	HALPIN AVENUE	99	Y	99 HALPIN AVENUE	PRIVATE
000-5312	S 006 2520	DUBOIS STREET	41	Y	41 DUBOIS STREET	PRIVATE
000-6917	S 004 2520	DUBOIS STREET	19	Y	19 DUBOIS STREET	PRIVATE
001-3030	S 003 2520	DUBOIS STREET	17	Y	17 DUBOIS STREET	PRIVATE
000-6781	E 006 1256	CANTWELL AVENUE	29	Y	29 CANTWELL AVENUE	PRIVATE
002-3101	E 011 3664	HALPIN AVENUE	91	Y	91 HALPIN AVENUE	PRIVATE
001-4681	W 004 3664	HALPIN AVENUE	86	Y	86 HALPIN AVENUE	PRIVATE
001-0348	E 005 1256	CANTWELL AVENUE	25	Y	25 CANTWELL AVENUE	PRIVATE
001-0937	E 004 1256	CANTWELL AVENUE	17	Y	17 CANTWELL AVENUE	PRIVATE
001-1329	W 003 6298	OLD BARN ROAD NORTH	117	Y	117 OLD BARN ROAD NORTH	PRIVATE
001-1342	N 002 7128	RICHARDS AVENUE	7	Y	7 RICHARDS AVENUE	PRIVATE
000-2081	N 009 6299	OLD BARN ROAD SOUTH	45	Y	45 OLD BARN ROAD SOUTH	PRIVATE
001-0493	S 002 6299	OLD BARN ROAD SOUTH	16	Y	16 OLD BARN ROAD SOUTH	PRIVATE
001-0668	N 007 3992	HIGH CLEAR DRIVE	60	Y	60 HIGH CLEAR DRIVE	PRIVATE
000-4589	W 010Z 2208	DEACON HILL ROAD	67	Y	67 DEACON HILL ROAD	PRIVATE
002-0768	E 002 4656	JESSUP STREET	7	Y	7 JESSUP STREET	PRIVATE
002-0472	E 010 5232	LONG RIDGE ROAD	211	Y	211 LONG RIDGE ROAD	PRIVATE
001-4570	N 008 2520	DUBOIS STREET	40	Y	40 DUBOIS STREET	PRIVATE
002-2886	S 006 5584	MC CLEAN AVENUE	32	Y	32 MC CLEAN AVENUE	PRIVATE
000-1532	N 004 2520	DUBOIS STREET	24	Y	24 DUBOIS STREET	PRIVATE
001-5505	S 008 5584	MC CLEAN AVENUE	36	Y	36 MC CLEAN AVENUE	PRIVATE
002-0341	N 003 2008	CROSS ROAD	17	Y	17 CROSS ROAD	PRIVATE
001-3834	N 009 2008	CROSS ROAD	45	Y	45 CROSS ROAD	PRIVATE
000-1838	E 012 3664	HALPIN AVENUE	95	Y	95 HALPIN AVENUE	PRIVATE
000-5667	N 011Z 2008	CROSS ROAD	57	Y	57 CROSS ROAD	PRIVATE
001-3086	E 003 6298	OLD BARN ROAD NORTH	128	Y	128 OLD BARN ROAD NORTH	PRIVATE
000-9927	N 008 6299	OLD BARN ROAD SOUTH	37	Y	37 OLD BARN ROAD SOUTH	PRIVATE
001-1121	W 005 6300	OLD BARN ROAD WEST	82	Y	82 OLD BARN ROAD WEST	PRIVATE

Appeal of Zoning Board Board of Representatives LU30.014



Legend

-  valid signatures parcels
-  Zoning_C-D districts in MP Category 8
-  500' buffer on C-D districts in MP Category 8

This map and subsequent calculations were produced by City of Stamford Technology Department GIS staff by request of the Board of Representatives.

Using data provided by the Board of Representatives staff, 238 parcels (valid signature parcels) are shown on the map in the color pink. Of these 238 parcels, 67 of them are located within a 500' buffer of the zoning C-D districts within master plan category 8.


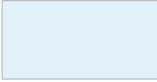

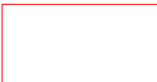

Verified Signatures on Private Property within 500' of C-D districts

Board of Representatives
LU30.014



Merritt Pkwy



-  Verified Signatures on Private property within 500' buffer
-  Private property within 500' buffer
-  500' buffer on C-D districts in MP Category 8
-  Parcels clipped to 500' buffer
-  Zoning C-D districts in MP Category 8



1 inch = 1,000 feet
0 500 1,000 2,000 3,000 4,000 Feet

Map created 7/9/2018. City of Stamford GIS, Technology Department.

This map and subsequent calculations were produced by City of Stamford GIS staff by request of the Board of Representatives.

Area values were calculated from the GIS parcel area and the 500' buffer. The area of the private land (shown in light blue) within the 500' buffer was calculated to be 13,741,548.09 square feet. The area of the verified signatures (shown in purple) within this private land is 1,510,730.61 square feet. The verified signatures area is 10.99% of the 500' buffer private land area.

The verified signatures data provided by Board of Representatives staff.

Long Ridge Rd

