

Stamford's C-D Districts in Context

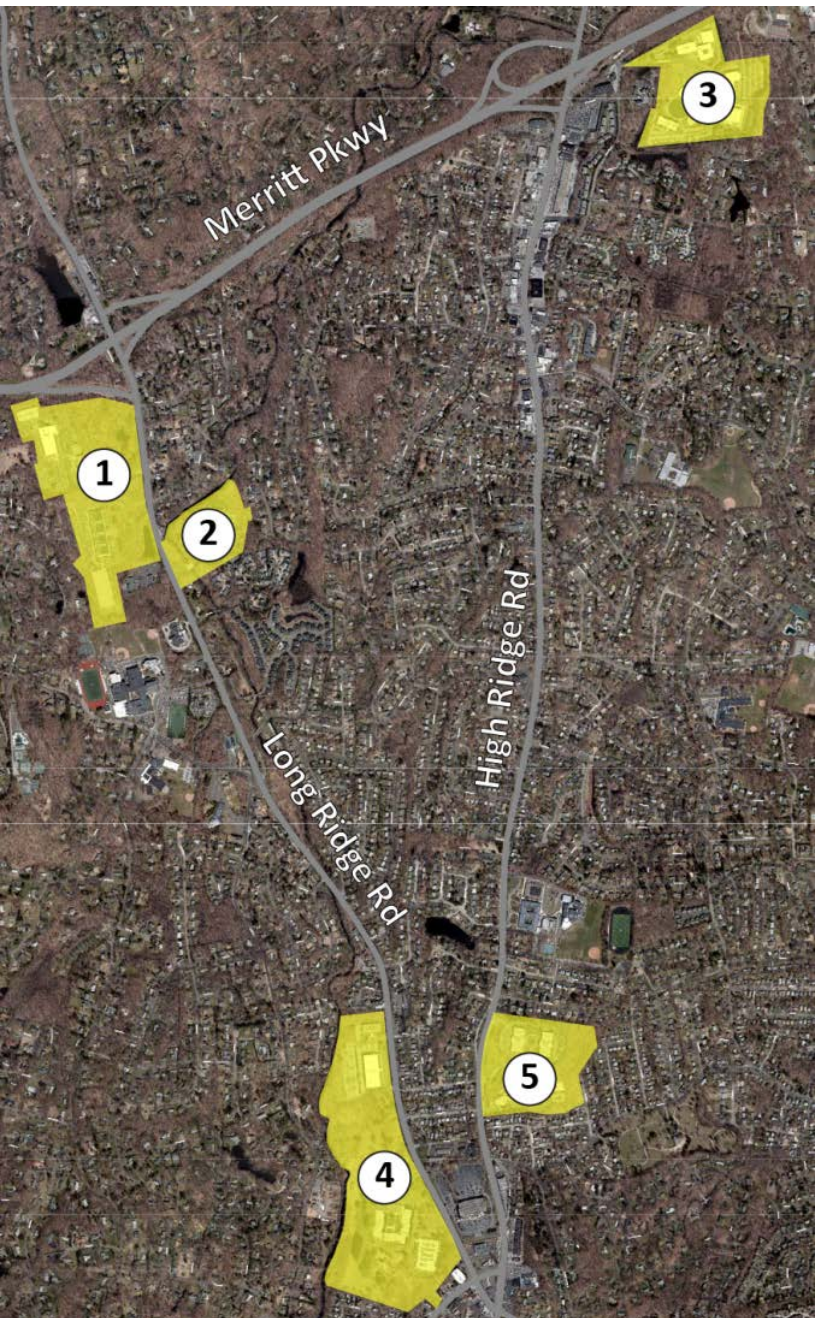
7/18/2018



LUB

City of Stamford Land Use Bureau

C-D Districts in Stamford in MP Cat 8



	① 800-900 Long Ridge	② 777 Long Ridge	③ High Ridge Park	④ 120-260 Long Ridge	⑤ 201-225 High Ridge
main tenants	Nestle Waters NA	Synchrony Financial	various	GenRe Long Ridge Medical Stamford Hospital	Synapse
lot area acres	62	17	39	78	30
FAR	0.23	0.57	0.29	0.17	0.29
% built out	57%	143%	72%	41%	72%
building coverage	9%	17%	11%	7%	10%
impervious cover	27%	56%	50%	22%	34%
employees	550	661	1300+		225
vacancy rate	50%	0%	20%*	75%	60%

Legally non-conforming

*Excludes Building 3 which is 100% vacant

Current C-D Regulations - Uses

Stamford's Zoning Regulations (Section 9.BBB) allow for the following uses:

Currently permitted uses in C-D Districts, as of right*

- Office
- Research Laboratories
- Child Day Care Center

Accessory uses

- Parking
- Playgrounds for day care
- Cafeterias
- Gyms
- Retail
- Guest lodges

Special Exception Use

- Residential, if not fronting on a state highway

**all development in C-D zones requires site plan approval*



As-of-right vs. Special Exception Uses

As-of-right Use

A use is permitted if the zoning for the district allows it; no additional review or approval by Land Use Boards required (*site plan review may be required*)

Special Exception Use

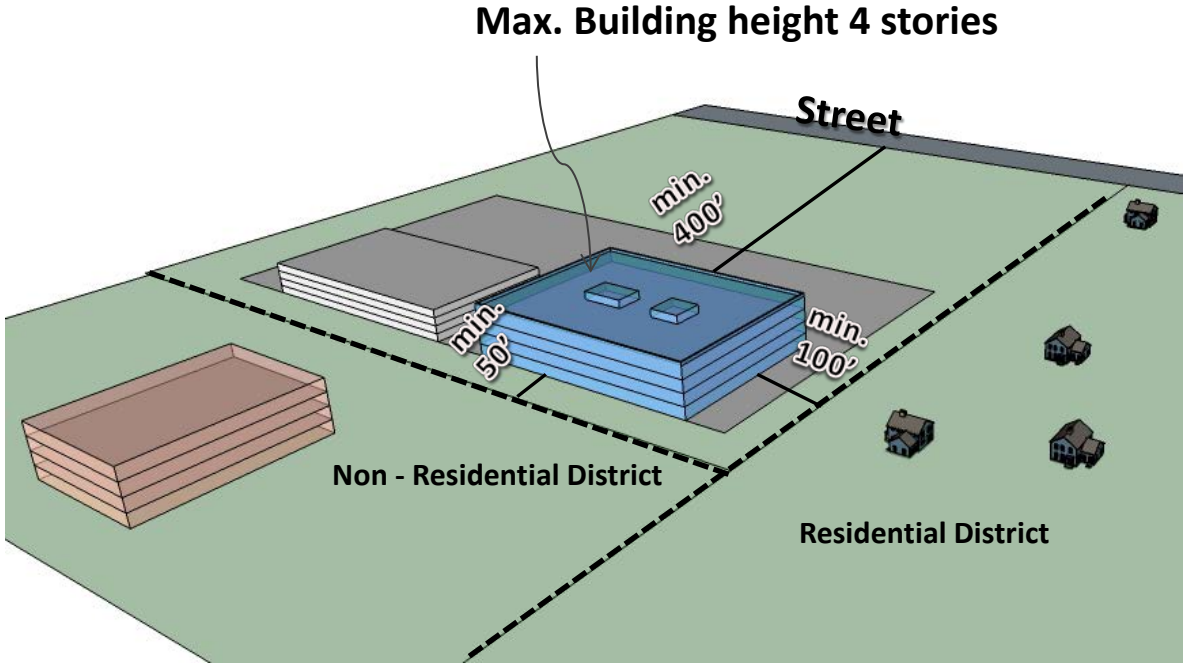
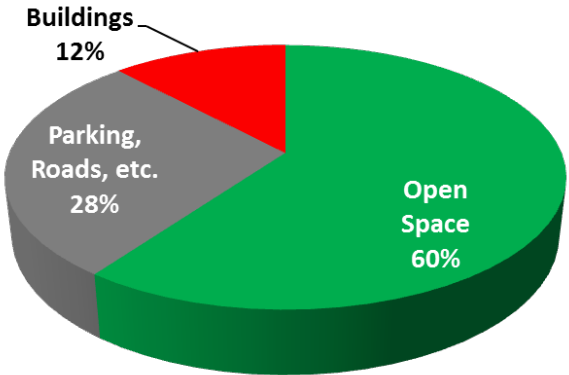
Land Use Boards *may* approve a specific use *only if* it meets criteria in Section 19.3 of the Zoning Regulations, such as

- Relationship to neighboring uses
- Intensity of development
- Traffic
- Meets Master Plan goals

Boards *can* establish use limitations and conditions, such as screening for lights, noise, hours of operations, etc.

Current C-D Regulations - Bulk

Min. lot size – 15 acre
Min. lot size for 4 story buildings – 30 acre



Parking requirement: 1 spaces per three employees or 3 per 1,000 sf of building floor area

Master Plan Category 8

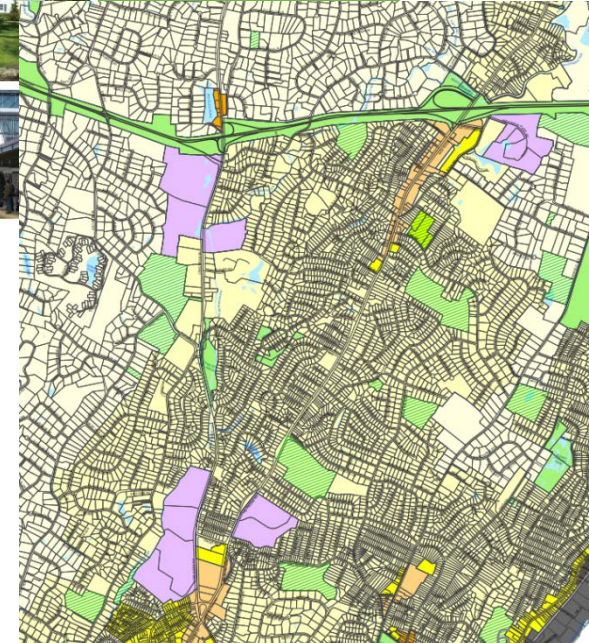
Goal: Protect low density office park and non retail commercial uses by allowing “limited expansion and adaptive reuse”

Not allowed:

- Large scale retail
- Shopping centers
- Sports and entertainment complexes such as stadiums, arenas

Criteria for redevelopment / reuse

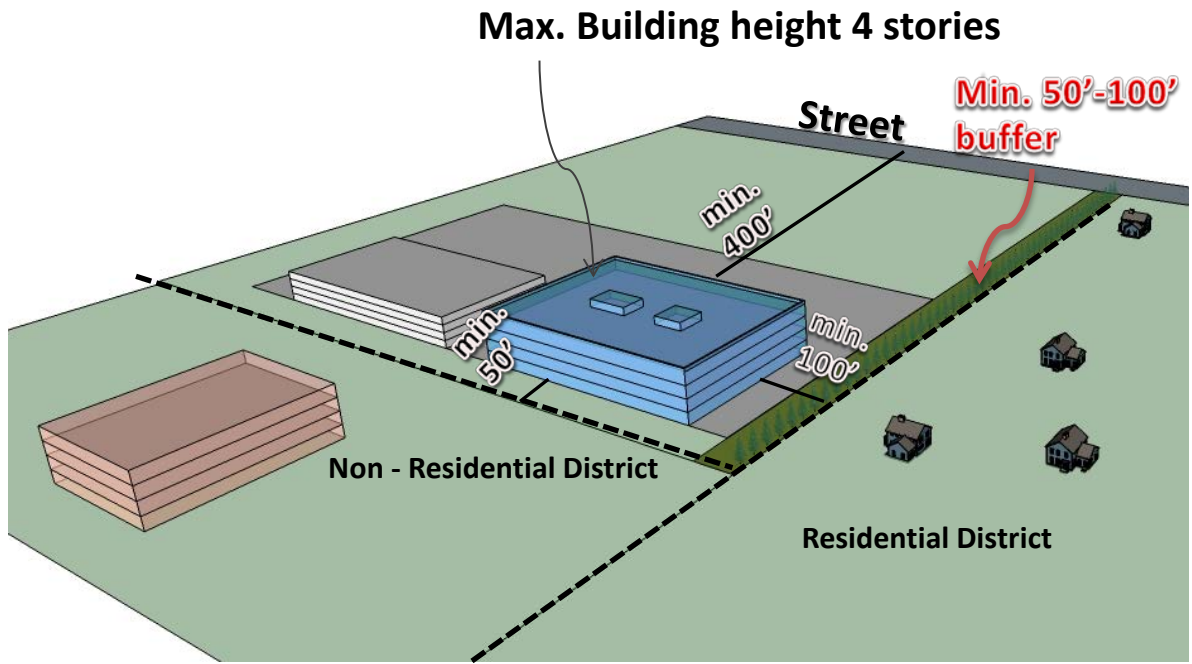
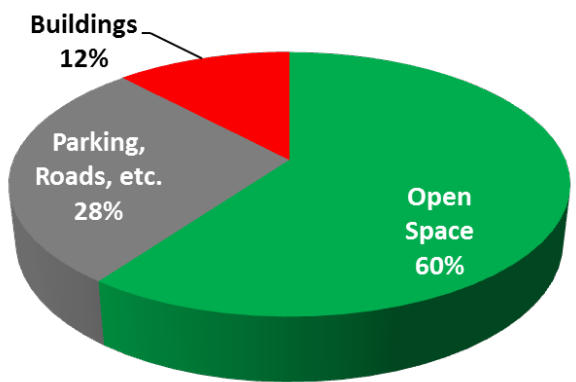
- (1) Compatibility with adjacent residential uses
- (2) Superior design, including landscape design
- (3) Superior traffic management / no net increase in traffic impact
- (4) Protecting downtown
- (5) Design guidelines



Proposed C-D Regulations

Add “Gym, Physical Cultural Establishment” as a stand alone use, per special exception only

Min. lot size – 15 acre
Min. lot size for 4 story buildings – 30 acre



If the redevelopment is not conforming it must

- Move towards conformance
- Give up development rights

Parking requirement: 1 spaces per three employees or 3 per 1,000 sf of building floor area, **for redevelopment no net increase in parking is permitted**

Proposed C-D Regulations



	Current C-D Standard*	Variation from current C-D Regulations
Permitted Uses	Office and Accessory Uses which are customary and incidental to office uses	Add Gymnasium or Physical Culture Establishment (PCE)
Process	Site Plan Approval	Site Plan <u>and</u> Special Exception Approval for Gym & PCE
Site Area	15 Acres minimum	Unchanged
FAR	0.4	Unchanged, NEW: <u>Reduced when non-conforming</u>
Building Coverage	12%	Unchanged
Impervious	40%	Unchanged
Building Setbacks Residential District Non-Residential Districts or Merritt Pkwy	100' 50'	Unchanged Unchanged
Planted Buffer	n/a	NEW: <u>50'-100'</u> for Gym & PCE
Standards for Urban Design, Noise and Light	n/a	NEW: <u>For for Gym & PCE</u>

Is the use appropriate?

- Does the proposed use meet Master Plan goals for MP 8 and the criteria for redevelopment and reuse of office parks?
- Would the new use create additional adverse impacts, compared to the permitted as-of-right use
- If additional adverse impacts are possible, are measures in place to mitigate these impacts?