



City of Stamford
Zoning Board

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD
FROM: VINEETA MATHUR, PRINCIPAL PLANNER
SUBJECT: ZB #225-20 & 21, 60 Palmers Hill Road, Text Amendment, General Development Plan & Special Permit
APPLICANTS: Richard W. Redniss (22 1st Corp.) - Text Amendment
 Children’s Learning Centers of Fairfield County Inc. (GDP, Special Permit)
DATE: July 14, 2025
MASTER PLAN: Master Plan Category 3 (Residential – Low Density Multifamily)
ZONING: C-D (Commercial Design)

REQUESTED ACTIONS:

225-20	Text Amendment	Amend Section 5.E.4 to create standards for a standalone Child Day Care Center.
225-21	General Development Plan	Pursuant to Section 2.H to permit the proposed building location, height, coverage, relationships with buildings and property lines, parking, landscaping, and open space.
	Special Permit	To allow the Child Day Care Center use per Section 5.E.3

Introduction

Richard W. Redniss (Applicant for text amendment) and Children’s Learning Centers of Fairfield County (Owner and Applicant) are requesting approval of the related Text Amendment, General Development Plan and Special Permit applications to facilitate the construction of a new child day care facility with approximately 17,000 sf of floor area and serving 250 children. The new facility will be a single-story structure and attached to an existing 2 story building formerly occupied by Family Centers to be used for office space.

Background

Childcare Learning Centers of Fairfield County (CLC) is a long-established childcare provider in Stamford and is the second largest childcare provider in the state. With an eminent move from their Maple Avenue location to allow for the construction of the proposed ‘South School’, the CLC has acquired 60 Palmer Hill Road for their relocated facilities. The proposed facility will be located to the south of an existing CLC day care center at 64 Palmers Hill Road.

Site and Surroundings

The site is approximately 1.86 acres and is located off private Dorr Oliver Drive surrounded by Palmer Square Apartments (Charter Oak Communities) to the east, Edgehill senior housing facility to the west, Palmer Hill condominiums to the southwest and Connecticut Avenue (Charter Oak C) residences to the south. The area surrounding the site is in the R-10 single family zoning district to the north and west, RM-1 zoning district to the east and C-D district to the south.

PROPOSED TEXT AMENDMENT

The applicant is requesting an amendment to the C-D district regulations to create standards for a standalone Child Day Care facility. The current regulations are designed for large scale commercial uses and multifamily housing. Separate standards exist for senior housing within the C-D district. The standards need adjustments to allow for a child day care facility to utilize the permitted density in a low scale facility. The changes proposed are as follows:

AMEND Section 5.E.4 (Standards), subsections g. and h. within the C-D Designed Commercial District, to read as

follows:

g. Parking

1) Parking shall be provided pursuant to Section 12 of these Regulations; provided, however, that there shall be no distance requirements for *Parking Areas* from *Interior Lot Lines* where the

adjacent property is either (a) within a C-D district or (b) protected by a Conservation Easement. Parking Structures shall only be permitted on Lots of thirty (30) acres or larger. New Parking Structures shall be set back at least 100 feet from any Property Line or Street Line;

The proposed language allows flexibility in planning a site which may be constrained by existing conservation areas or may be adjacent to existing campus like projects with large setbacks.

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h. Special Use Standards:

(1) Child Day Care Centers. Where a Child Day Care Center is the only Use on a Zoning Lot, the following standards may be applied:

(a) Building Height: The lesser of two stories or 30 feet.

The proposed 2 stories and 30 feet standard is lower than the 4 stories and 60 feet otherwise allowed for commercial uses in the C-D district.

(b) Building Coverage: 30%.

The proposed 30% building coverage is a minor increase compared to the 25% standard for other uses is appropriate given the low profile of child day care facilities.

(c) Lot Coverage: 60%, excluding pervious play areas.

The 60% lot coverage standard allows for provision of required parking areas and walkways.

(d) Setbacks from Interior Property Lines, where the abutting Lot does not contain a single-family use: 5 feet.

This allows for flexibility in site planning where sites are adjacent to multifamily and office/institutional uses and where other constraints such as existing conservation areas and buffers may be present.

(e) No Publicly Accessible Amenity Space (PAAS) shall be required

The Child Day Care use does not lend itself to a PAAS.

(e) All other standards and regulations of the C-D District shall apply.

GENERAL DEVELOPMENT PLAN

Pursuant to Section 2.H.3.b of the Zoning Regulations, the Applicant requests the following GDP approvals:

- a) **Floor Area** – Pursuant to Section 5.E.4. of the Zoning Regulations, the Applicant requests a Floor Area Ratio of approximately 0.31 where up to 0.40 is permitted.

The requested FAR is less than the permitted FAR. **Complies**

- b) **Height** - Pursuant companion Text Change to Section 5.E.4.h of the Zoning Regulations, the Applicant requests a maximum building height of 2 stories and thirty feet (30’).

*While the proposed new building will be one story, the existing building being reused is two stories. Further, allowance of two stories provides flexibility of future design. **Complies.***

- c) **Building Coverage** - Pursuant to companion Text Change to Section 5.E.4.h of the Zoning Regulations, the Applicant requests a maximum building coverage of up to thirty percent (30%).

*Maximum of 30% building coverage is permitted pursuant to the proposed text. **Complies.***

- d) **Total Coverage** - Pursuant to companion Text Change to Section 5.E.4.h of the Zoning Regulations, the Applicant requests a maximum total coverage of up to sixty percent (60%).

*While requesting a maximum of 60% lot coverage, the site as shown on the GDP uses 48% lot coverage. **Complies.***

- e) **Yards/Setbacks** - Pursuant to companion Text Change to Section 5.E.4.h of the Zoning Regulations, the Applicant requests the following yards/setbacks related to the proposed development: a. North Yard - 5 Ft b. East Yard – 10 Ft c. South Yard – 130± Ft d. West Yard – 66± Ft

*The property does not have frontage along any public street therefore the required setback (along internal property lines) is 5 feet per the companion text amendment. **Complies.***

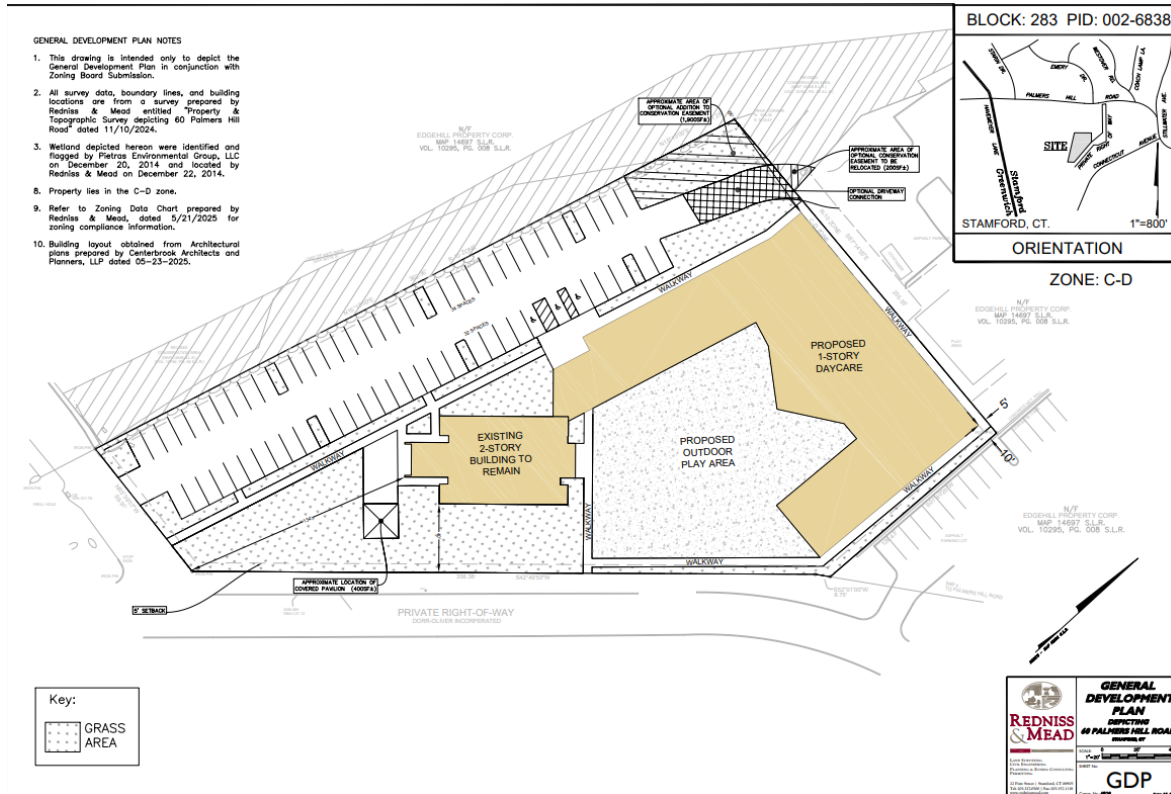
- f) **Parking** – Pursuant 12.D.24. of the Zoning Regulations, the Applicant requests the parking ratio of 1.25 spaces for each employee on the maximum shift providing not less than 57 spaces. The applicant is also proposing to provide 5 Class A and 13 Class B bicycle spaces along with 6 EV spaces (exact locations to be determined at the time of FSP).

*The proposed parking is consistent with the parking standards of Section 12. The General Development plan shows 66 parking spaces whereas the Zoning data chart notes 68 parking spaces. The number should be clarified. The proposal will exceed the minimum requirement. **Complies.***

AERIAL IMAGE



GENERAL DEVELOPMENT PLAN



**60 Palmers Hill Road
Child Daycare Center**

	Required/Allowed	Proposed	Notes
Lot Area	n/a	81,162 1.86 ac	Complies. Contiguous C-D zoned area is greater than 15 acres.
Building Coverage*	30%	22,000 27%	Complies. Pending Text Change
Lot Coverage*	60%	48,517 60%	Complies. Pending Text Change
Floor Area Ratio	0.40	25,023 0.31	Complies.
Building Stories*	2	2	Complies. Pending Text Change to limit height in certain instances
Building Height*	30'	30'	
Setbacks			
North	5'	5'	Complies. Pending Text Change
East	5'	10'±	Complies. Pending Text Change
South	5'	134'±	Complies. Pending Text Change
West	5'	66'±	Complies. Pending Text Change

Parking

Use Type	Employees	Rate	Required	Provided	Notes
Child Daycare Center	45	1.25	56.3	68	

Bicycle Parking

	Required	Provided	Notes
Class A (residential)	5.0	18	Complies. Final locations TBD at the time of FSP
Class B (residential)	12.5		
Total	17.5		

	Required	Provided	Notes
EV Spaces	5.6	6	Complies. Final locations TBD at the time of FSP

Special Permits

A statement of findings has been submitted by the Applicant to support the Special Permit requests.

Pursuant to Section 5.E.3(C-D district Permitted Uses)

The proposed Child Day Care use will provide a vital service to the residents of Stamford including those currently using the Maple Avenue CLC location. Staff recommends approval of this Special Permit use.

Referral Comments

Planning Board

In a letter dated July 01, 2025 the Planning Board voted to recommend approval of the related Text Amendment, Special Permit and General Development Plan. The Planning Board found the request in general harmony with the 2015 Master Plan.

Environmental Protection Board

Robert Clausi, Executive Director, Environmental Protection Board provided comments in a memo dated October 30, 2024 and noted that EPB has no objections to the text amendment. With regards to the Special Permit and GDP, Mr. Clausi noted that a wetland permit will be required prior to a final site plan approval. Further, he expressed concerns with the 'Optional Driveway Connection' shown on the GDP because of its proximity to the wetland.

Summary

Staff believes that the text amendment will create appropriate standards for a standalone child day care facility and the Special Permit and GDP will result in the creation of a valuable community facility. Staff recommends that the applicant discuss drainage plans and areas of disturbance with the Engineering Bureau and EPB prior to filing the final site plan. Staff also recommends development of a robust landscape plan prior to the filing of a final site plan.