

**IP-D Designed Industrial Park District  
72 Cummings Point Road  
Cohen Foundation Expansion**

<b>Zoning Standard</b>	<b>Permitted/Required</b>	<b>Provided/Proposed</b>
<u>Lot Size</u>	N/A <sup>1</sup>	327,858± SF <sup>2</sup>
<u>Floor Area</u> <sup>2</sup>	81,964± SF (0.25) <sup>2</sup>	Foundation – 6,516± SF (0.02) Point72 – 72,563± SF (0.221) <sup>2</sup>
<u>Building Coverage</u>	81,964 SF± (25%)	49,411± SF (15%)
<u>Building Height</u> Foundation	1 Story, 20 Feet <sup>3</sup>	Existing -1 Story, 16'-6 5/8"± Proposed - 1 Story, 16'-11 7/8"±
<u>Building Setbacks</u>	Streets – 12 Feet <sup>4</sup> or 50 Feet Side Yard – N/A Rear Yard – N/A From Res. Zone – 100 Feet From Property Line Outside IP-D – 100 Feet	Pursuant to Special Permit request, Foundation Building Addition is 16.4' from Gatehouse Road at closest point. <sup>5</sup> No other setbacks changed.
<u>Parking Setback</u>	50 Feet from all streets and property lines outside the IP-D or Residential District	No change. See Zoning Location Survey
<u>Parking</u> <sup>6</sup>	1 space for every 2 employees or occupants of the building (566 <sup>7</sup> employees = 270 spaces) <sup>6</sup>  3 spaces per 1,000 SF (113,079± SF <sup>8</sup> = 339 spaces) <sup>6</sup>	469 spaces <sup>9</sup>

<sup>1</sup> The minimum area for IP-D designation is 20 acres; however, the subject property is one of multiple parcels previously designated IP-D.

<sup>2</sup> Pursuant to Section 5-O-7-a, this includes Parcel 1 (1.9112± acres), Parcel 2 and the privately owned portion of the Cummings Point Road right-of-way (5.6717± acres). If the proposal is approved, Parcel 2 will be consolidated with the Cummings Point Road right-of-way. The allowable Floor Area and Coverage calculations are derived from all three parcels with a total of approximately 334,233± square feet. Parcel 1 is used exclusively for surface parking and may not be developed (not part of this application) and Parcel 2 is improved with the 72 Cummings Point Road office building and the Foundation building. Cummings Point Road will remain a right-of-way. The sliver of Parcel 2 zoned RA-1 has been excluded. This results in a net total lot size of 327,858± SF.

<sup>3</sup> The Point 72 building may be up to 2 stories, 40 feet.

<sup>4</sup> Pursuant to Section 5-O-7-a, this standard only applies to single story structures, not exceeding 20 feet in height, with a maximum 0.02 FAR.

<sup>5</sup> See Section 5-O-7-a.

<sup>6</sup> Section 5-O-6 of the Stamford Zoning Regulations requires one (1) parking space for every two (2) occupants of the building. However, the Land Use Bureau Chief has historically required compliance with the general office parking standard of three (3) spaces per thousand square feet of gross floor area. The building expansion accommodates 26 additional workstations/offices.

<sup>7</sup> Assumes all offices and workstations are occupied in Foundation Building Addition.

<sup>8</sup> The buildings at 72 Cummings Point Road comprise approximately 79,079 SF and the building at 22 Gate House Road is approximately 34,000 square feet.

<sup>9</sup> This includes: Parcel 1 (124 parking spaces), Parcel 2/72 CPR (124 parking spaces) and 22 Gatehouse Road (221 parking spaces). Twenty-four (24) spaces on Parcel 2 will be compact spaces in accordance with Section 12-D-1-c of the Stamford Zoning Regulations.