

STATEMENT OF FINDINGS

1. The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.

The proposed site is currently legally non-conforming as it relates to its use. The premises is presently zoned R-10 Single Family Residential District. The site is improved with two commercial structures, one providing for professional offices consisting of approximately 3,173 square feet and the second a 2 ½ car garage / storage facility along with an asphalt driveway and the requisite parking. The north area of the parcel has been used as a stockpile and staging area for Connecticut Department of Transportation's ("DOT") projects. The proposed application will eliminate the northern area occupied by the DOT and its subcontractors and provide in its place nine (9) ADA compliant senior residential units which is more in compliance with the existing Zoning and Master Plan designations.

2. The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with Special Permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

The area surrounding the proposed site is comprised of various uses. South and east are characterized by single-family residences. West of the site along Long Ridge Road are commercial office parks and directly north is the Merritt Parkway. The applicant's proposed project will bring the current site activities, legally non-conforming commercial uses, more in line with the surrounding neighborhood by providing single-family housing for seniors and those with disabilities in place of the DOT staging and stockpile area. Characteristics like fumes, vibrations, artificial lighting or other potential disturbances will be minimized or eliminated as compared to the existing activities.

3. The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.

The applicant in 2023 retained SLR, traffic engineers, to conduct an analysis of the potential impacts on the traffic and parking by a proposed development for 19 units on the site. The detailed report concluded that the proposed development should not adversely impact traffic operations in the surrounding area. The development trips generated by the proposed use for 19 units were considered to be very low traffic values. The applicant is now proposing only 9 nine units. The corner of the site where Wire Mill Road intersects with Long Ridge Road maintains a traffic signal. The parking spaces proposed by the applicant, are more than adequate to satisfy the requirements of the Zoning Regulations as they meet or exceed the standards set forth therein. No reduction for parking is requested.

4. The nature of the surrounding area and the extent to which the proposed use or feature might impair its present or future development.

The area in the immediate vicinity of the proposed site appears to be fully developed by the hybrid of uses as previously identified. The present site is probably the last available site within the immediate vicinity available for development. All other areas would require re-development. The application as proposed would bring the applicant's site more in line characteristically with the surrounding properties.

5. The Master Plan of the City of Stamford and all statements of the purpose and intent of these Regulations.

The subject site is located in Master Plan Designation 2, RESIDENTIAL -Low Density Single-Family. This category is intended to provide for and protect a suitable environment for single-family dwellings, as well as compatible uses ... as may be permitted by Special Exception being in general harmony with and supportive of single-family neighborhoods. The applicant is proposing to convert the existing commercial non-conforming staging area into ADA compatible senior single-family residences by Special Permit. The proposed development is precisely designed as the Master Plan intended for this site.