

PROPOSED REVISIONS AND DELETIONS TO ACTIONS IN THE DRAFT 2035 COMPREHENSIVE PLAN

Action #	Action	Proposed Revision / Deletion (Chet)	Planning Board Member Comments	Staff Comments
1.3	Offer targeted incentives – such as tax credits, expedited permit reviews, reduced fees, density bonuses, or flexible use regulations – for mixed use developments that provide pedestrian-friendly ground floors with retail, dining, or community spaces.	REVISE. Offer targeted, context-specific, incentives – such as tax credits, expedited permit reviews, reduced fees, density bonuses, or flexible use regulations – for mixed use developments that provide pedestrian-friendly ground floors with retail, dining, or community spaces.		Ok.
1.6 (Moved to 30.8 in the Prosperous Section)	Allow accessory commercial units (ACUs) along major streets within a 1/4 mile from neighborhood centers or Metro North stations that allow garage conversions for small business owners. Include a list of pre-approved uses and architectural plans to streamline the approval process.	DELETE. <i>While I understand the rationale for this action, it would run the risk of dramatically changing the look and feel of the neighborhoods in ways that local residents do not embrace. It would also have the potential of significantly increasing commercial traffic on narrow residential streets. Given that this item was not approved by the Legislature, and there is no assurance that it will ever be so approved, I feel including this in the 2035 CP is premature.</i>	Chet: Staff’s proposed rewording OK with me.	The intention behind this is to find a way for land use regulations to support residents who want to start a small business but aren’t yet ready for commercial space. Perhaps revise to: “Develop a land use guide to starting a small business.”
1.9	Permit and allow triplexes, duplexes and townhomes in areas served by city services and transit.	REVISE. <i>This action needs to be more specific on what “areas served by city services and transit” means. It also requires clarification that it wouldn’t overrule single-family zoning.</i>		Consider: “Permit and allow triplexes, duplexes and townhomes in areas served by city sewer and water and within a half-mile of a train station or bus stop.” OR “Study allowing triplexes, duplexes, and townhomes as permitted uses in additional zoning districts.”

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2.1	Promote existing Accessory Dwelling Units (ADUs) and cluster housing regulations in regular City communications to increase awareness of this flexible, independent living options.	REVISE. <i>This action needs to clarify what types of ADUs would be permissible in very low density neighborhoods. For example, garage apartments and walk-in basement apartments - YES, separate ADU buildings on smaller properties- NO.</i>	Chet: Staff's proposed rewording. OK with me.	This action is about promoting the existing regulations. This action does not suggest changing regulations. The zoning regulations clarify the types of ADUs permissible. Perhaps revise to: "Promote existing regulations for Accessory Dwelling Units (ADUs) and cluster housing to increase awareness of these flexible, independent living options."
2.3	Explore contextual adjustments to minimum lot size regulations in single-family districts.	REVISE. <i>The word "contextual" needs definition or explanation.</i>		Consider: "Review minimum lot size requirements to better reflect existing conditions and development potential."
3.1	Develop and distribute clear design guidelines and development toolkits to developers that reflect Stamford's unique architectural styles, and public realms priorities. Toolkits offer step-by-step guides for developers to deliver high-quality design and materials while preserving their bottom line and community identity. Option to work with neighborhood associations and local stakeholders to ensure materials align with neighborhood-level priorities.	REVISE. Explore viable methodologies by which to provide developers clear design guidelines, such as development toolkits, design reviews, options to work with neighborhood associations and stakeholders, to ensure designs and materials reflect each neighborhood's unique architectural styles and public realms priorities, in order to improve design quality and materials while preserving developer's bottom line and community identity.		Ok.

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4.3	Explore converting underperforming public parking lots and structure sites into development opportunities for housing. Establish guidelines for new parking structures to be built in a way to allow for conversion in the future.	REVISE. <i>The word “underperforming” needs definition or explanation. This action also needs clarity on which types of locations would be appropriate for conversion.</i>	Chet: Staff’s proposed rewording OK with me.	Perhaps revise to: “Explore converting public parking lots and structure sites near transit that have low levels of daily parking into development opportunities for housing. Establish guidelines for new parking structures to be built in a way to allow for conversion in the future.”
5.7	Allocate funding for the development of a new public safety facility Downtown to enhance emergency response, community safety, and services accessibility.	REVISE. Allocate funding for the development of a new public safety facility Downtown to enhance emergency response, community safety, and services accessibility, while improving operational cost efficiency.		Ok.
7.1	Create an online portal that allows residents to track progress of the 2035 Comprehensive Plan.	REVISE. <i>Develop appropriate metrics and create an online portal that allows residents to track progress of the 2035 Comprehensive Plan’s implementation.</i>		Ok.
7.6	Expand Stamford’s GIS open data portal to include additional data layers and download ability to enhance data transparency and provide a centralized access point for critical city data.	REVISE. <i>Put in lay terminology.</i>		Ok.
8.2	Adjust zoning regulations to reduce existing non- compliance issues, providing existing property owners more flexibility to fully utilize their property or make simple improvements.	REVISE. <i>Clarify that “reduc[ing] existing non-compliance issues” does not mean relaxing standards, especially related to health and safety. Provide explanation of “more flexibility to fully utilize their property.”</i>	Chet: If staff comment is aimed at streamlining the approval process rather than relaxing standards, I am OK with that.	The issue we are trying to solve for here is there are many lots created and houses built prior to current zoning so residents have to go through the time and cost of getting a variance to make what is often a simple

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				modification. The action is to explore ways to adjust zoning regulations to reduce these issues that are burdensome to residents.
8.3	Replace unnecessary special permit requirements with more straightforward zoning regulations for small- scale projects to improve predictability for existing residents and property owners while reducing costs and barriers.	<i>REVISE. Clarify that “replac[ing] special permit requirements applies solely to “small-scale projects” and provide a definition of “small-scale”.</i>	Chet: Staff comment OK with me.	Consider: “ Develop more stringent zoning regulations to avoid arbitrary Special Permit approvals. ”
10.2	Establish a Conservation Commission to conserve, develop, supervise, and regulate natural resources through nature-based solutions as outlined in the <u>UCONN Conservation Commission Fact Sheet</u> .	<i>REVISE.</i> Explore best approach for the City of Stamford by which to conserve, develop, supervise, and regulate natural resources through nature-based solutions as outlined in the <u>UCONN Conservation Commission Fact Sheet</u> .	Chet: That may ultimately be the approach, but do we need to make that decision at this time in connection with approving the CP?	The conservation commission is the best approach per director of EPB, CACIWC and WestCOG .
13.3	Develop an energy procurement strategy that prioritizes agreements with renewable energy sources, such as wind and solar, to power municipal operations.	<i>REVISE. Need to clarify that fiscal considerations should also play a role in determining whether or not to “prioritize agreements with renewable energy sources.”</i>	Chet: Staff wording OK with me.	Ok. Develop a fiscally-sound energy procurement strategy that prioritizes agreements with renewable energy sources, such as wind and solar, to power municipal operations.
17.3	Ensure all signalized intersections have safe and accessible pedestrian crosswalks and signals. In areas with high pedestrian activity, crosswalk lights should turn on automatically.	<i>REVISE.</i> To fully support ADA compliance, ensure all signalized intersections have safe and accessible pedestrian crosswalks and signals. Prioritize “high pedestrian activity” crosswalk lights for implementation and		OK

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		configure crosswalk lights at such “high pedestrian activity” to turn on automatically.		
18.6	Consider eliminating minimum parking requirements for new developments in certain neighborhoods.	DELETE. <i>While we understand that minimum parking requirements increase the cost of development, eliminating them would likely increase competition for on-street parking beyond acceptable levels.</i>	Chet: OK with staff’s revised wording, but propose adding the words “and consider adjusting” between “review” and “parking requirements”.	Consider: “ Review parking requirements based on location-specific needs, such as the availability of on-street parking or access to transit. ”
19.9	Create off-road paths between dead-end streets or cul- de-sacs within and between neighborhoods to increase bicycle and pedestrian connectivity.	REVISE. <i>Clarify that this action would be taken without the use of eminent domain, and that if a proposed path is on right-of-way, the owner’s privacy would be maintained.</i>		
20.5	Work with BLT to re-align trolley to connect South End to Bulls Head via the STC along Atlantic St.	REVISE. <i>Clarify that, if permissible, such trolley service would also connect Bedford and Summer Streets to Bulls Head and the South End.</i>	Chet: Staff’s rewording OK with me.	Consider: “ Work with BLT to re-align trolley to connect the South End, Stamford Transportation Center, Downtown, and Bulls Head. ”
21.1	Conduct a study to revise ADU regulations in accordance with standards generally accepted by planning practitioners to encourage development of ADUs: adjust minimum lot size requirements, parking requirements, and maximum allowable square footage.	REVISE. Conduct a study to revise ADU regulations in accordance with standards generally accepted by planning practitioners to encourage development of ADUs. While Stamford should simplify the ADU application process, we should not relax ADU standards.	Chet: Staff’s rewording OK with me.	OK. “Conduct a study to revise ADU regulations in accordance with standards generally accepted by planning practitioners to encourage development of ADUs.”
21.2	Increase flexibility in zoning standards such as building height and permitted stories to further promote middle	REVISE. <i>“Flexibility in zoning standards” needs definition or clarification. Otherwise it will give license to applications that may</i>		

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	housing typologies such as multiplexes and townhomes.	<i>destroy the look and feel of residential neighborhoods.</i>		
21.8	Reduce regulatory barriers that increase the cost of development or otherwise negatively impact housing costs, such as the need for special permits.	REVISE. Strive to eliminate regulatory barriers that increase the cost of development or otherwise negatively impact housing costs, wherever possible, while protecting neighborhoods from projects that may technically comply with zoning regulations, but will have an outsized effect on a neighborhood.		