



**City of Stamford
Zoning Board**

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD
FROM: VINEETA MATHUR, PRINCIPAL PLANNER
SUBJECT: ZB #225-28 120 Long Ridge Road Special Permit & Site & Architectural Plan and Requested Uses
APPLICANTS: 120 Long Ridge LLC (Owner)
DATE: November 6, 2025

MASTER PLAN: Master Plan Category 8 (Mixed Use Urban Campus)

ZONING: C-D (Commercial Design District)

REQUESTED ACTIONS:

225-28	Site and Architectural Plan and Requested Uses	Pursuant to Sections 1.B.6, 2.D, 5.E.5 and 10.F.2 to facilitate conversion of a three story 302,000 sf office building to 196 residential apartments.
	Special Permit	Pursuant to Sections 2.C and 5.E.3. to permit multifamily residential use of the property

Introduction

120 Long Ridge LLC (Owner and Applicant) is requesting approval of the related Special Permit and Final Site and Architectural Plan Requested Uses application to facilitate the conversion of the existing 302,000 sf office building to 196 apartments. The existing three level garage will remain.

Site and Surroundings

The site is located on the west side of Long Ridge Road between Cold Spring Road and Cross Road. The site is currently occupied by a three-story main building with approximately 302,000 sf of floor area and a separate three-level parking garage with 808 parking spaces. A boiler building situated on the northwestern corner of the property. The site is landscaped with lawn areas and mature trees surrounding the building. The property to the north, 210 Long Ridge Road is currently under construction with the Mozaic senior housing project. The property to the south, 120-C Long Ridge Road, is currently vacant and the subject of a separate application 225-29 facilitating the construction of 102 new townhomes/carriage homes.

Background

The site was originally part of a sanitarium named Stamford Hall and was later developed by the OLIN corporation for their offices in 1968. This office building was later occupied by GE Capital in 1996. The building was purchased by the current property owner in 2007. In 2009 GE Capital moved to 800 Long Ridge Road. GenRe corporation occupied the building between 2009 and April 2025. The building is currently vacant.

Final Site and Architectural Plan & Requested Uses

The applicant seeks Site and Architectural plan and requested uses approval pursuant to §§ 1.B.6, 2.D, 5.E.5 and 10.F.2. No exterior changes to the building or site are proposed. The interior of the main building will be converted to 196 units including studio, one bedroom and two-bedroom. Compliance with the C-D Zoning District standards is given below.

The units and amenities will wrap around a central landscaped courtyard and range from 600 sf studios to 1500 sf 2-bedroom units. The ground floor of the main building has an entry court, a lobby, rental office, electrical and mechanical rooms a large fitness room.

Staff requested revised floor plans to ensure compliance with the light and air requirement. Revised plans were submitted on October 31 and November 4 2025 and are now fully comply with the requirement. Staff recommends that the applicant consider having operable windows to align with the change of use to residential.

OVERALL UNIT BREAKDOWN		
Bedrooms	Count	%
Studio	23	11.7
1BR	64	32.7
2BR	109	55.6
TOTAL	196	

Zoning Data Chart

C-D Zone		
Standard*	Residential Buildings Permitted/ Required	Existing/Proposed
Lot Area	15 acres	24.9934 acres ¹⁰ (1,088,715± SF)
Building Coverage	25%	19.6± %
Lot Coverage	40%	36.6± %
Density Section 5.E.4	12 units/14 units per acre if all required <i>BMR Units</i> are provided on-site	196 units (7.8 units / acre)
Section 10.F.2	1 unit per 1,500 SF of converted Floor Area (302,000 SF/1,500 = 201)	
BMR	7%	Fee-in-Lieu Payment for 13.72 units ¹¹
Building Height	Lesser of 3 stories or 35'	3 stories ¹²
Street Line Setback	50'	Garage – 102'± Building – 262'±
All Other Setbacks	Same as the <i>Rear Yard</i> requirement for each adjacent district but not less than 50'	R-20 – 68'± (Boiler House) Southern boundary – 50.9' Other Boundaries – >50'
Usable Open Space	14,700± SF	139,990± SF

Below Market Rate requirement

The applicant would like to keep the option to either have the BMR on site or make a fee-in-lieu payment to meet the BMR requirement. Conversion units are subject to a 7% BMR requirement. If such units are provided on-site the requirement will be 13.72 BMR units. If the fee in lieu option is chosen, the calculation will be as follows:

Residential GFA = 302,000 sf

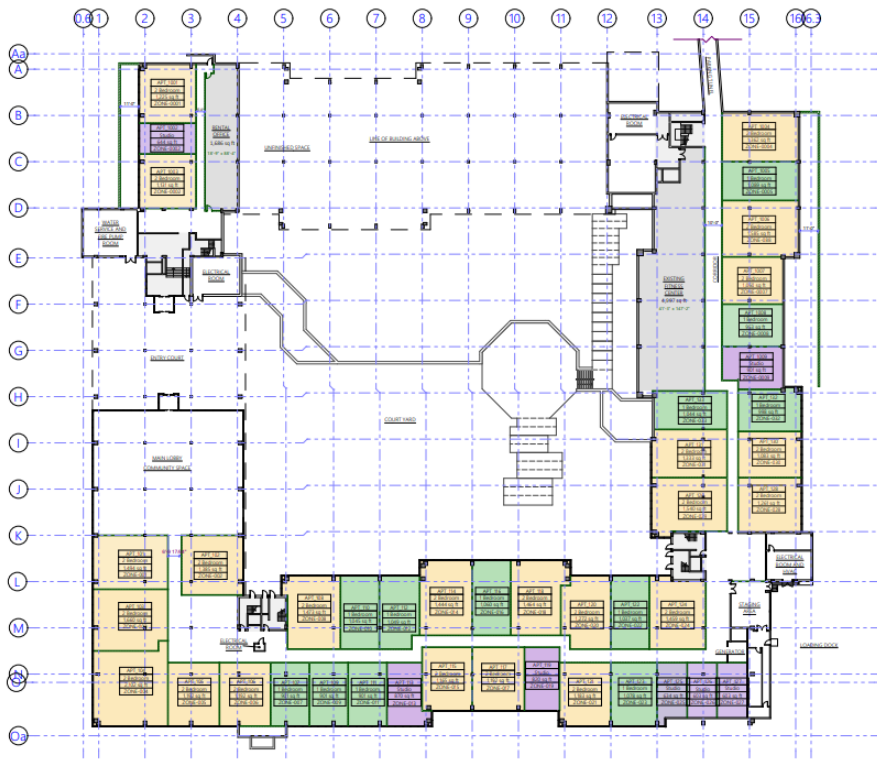
Conversion BMR requirement base - 7% of the GFA = 21,140 sf.

BMR fee per sf for conversion = \$125.

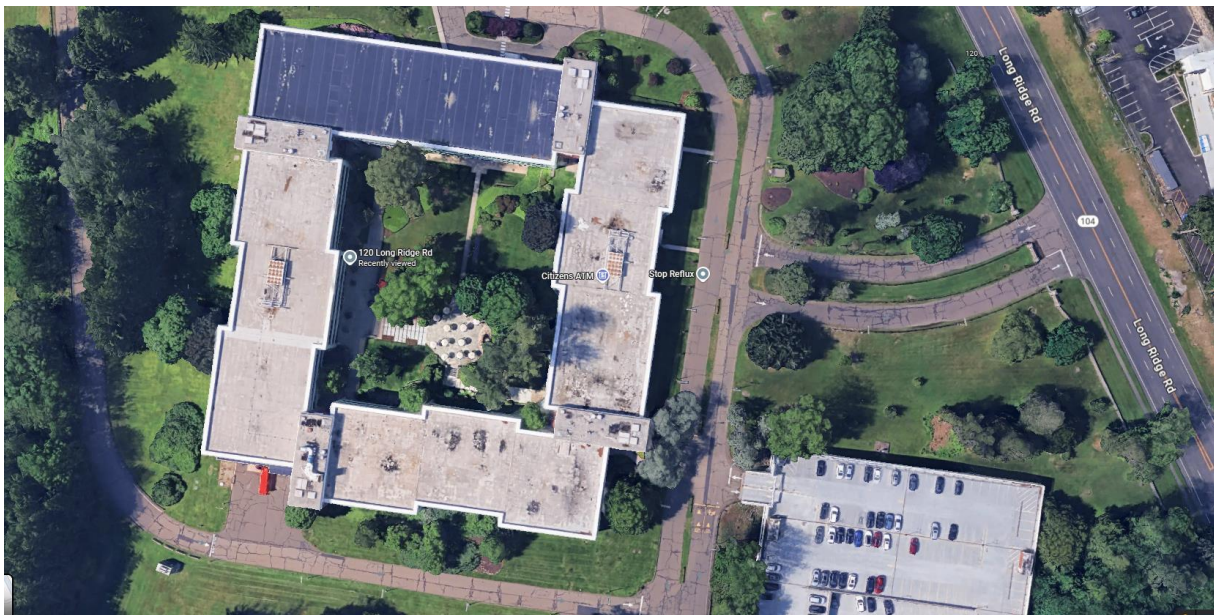
CCI multiplier for 2025 is 1.016.

Total fee estimate = 21,140 x 125 x 1.016 = **\$2,684,780.**

Actual BMR fee will be calculated at the time of payment prior to issuance of a Building Permit.



First Floor Plan



Aerial view of the main building showing central courtyard, parking structure and access off Long Ridge Road

Parking and Access

The access to the site will remain unchanged. There are two driveways entering the property off Long Ridge Road with two-way access. The northern driveway is signalized, and the southern driveway is unsignalized.

The standalone parking garage has 808 parking spaces and will continue to have two access points on the west side. The entrance on the south side of the garage will be eliminated because it crosses into the property to the south (120-C Long Ridge Road). The property will continue to maintain the at grade parking lots on the north side of the converted building.

The parking garage is connected to the south corridor of the main building through an underground tunnel at the intermediate parking level. This level contains approximately 287 parking spaces and will be used by the residents. The garage will be upgraded to add 29 EV charging stations, 26 Class A bike parking and 20 Class B bike parking spaces.

PARKING BREAKDOWN

Vehicle Parking

Residential	Number	Rate	Required	Provided
Studio	23	1.0	23	-
1BR	64	1.25	80	-
2BR	109	1.50	164	-
Total:	196	-	267	287
EV Spaces*	Number	Rate	Required	Provided
	287*	N/A*	N/A*	29

*Pursuant to Section 12.L.1 of the Stamford Zoning Regulations, EV spaces are not required for this conversion unless otherwise determined by the Zoning Board.

Bicycle Parking

	Class A Required	Class A Provided	Class B Required	Class B Provided
Residential (196 Units)	26 <i>(1 per 5 units for first 60 units, 1 per 10 units for remaining)</i>	26	20 <i>(1 per 10 units)</i>	20

Street Trees

The site frontage along Long Ridge Road is 1225'. The tree spacing requirement for large street trees is 30' as per the Stamford Street Tree Planting Manual. This results in a requirement of 40.8 large trees. There are 2 existing street trees along this frontage. The applicant has proposed 39

large trees of various species including Red Maple, Sweetgum, Tuliptree, Blackgum, Swam White Oak, Pin Oak and Linden.

Usable Open Space

The site will have approximately 139,990 sf of Usable Open Space, more than 9 times the required amount of 14,700 sf.

Special Permit

The applicant requests a Special Permit for multifamily residential use per Section 5.E.3 (C-D district regulations) and Section 2.C (Permits and Approvals). The applicant has provided a statement of findings pertaining to the requested Special Permit.



View of the main building looking south west

Referral Comments

Planning Board

During its regularly scheduled meeting held on Tuesday October 7, 2025 the Planning Board reviewed the Special Permit application and recommended approval of the application by a 3-1-1 vote. In a letter revised to October 28, 2025 the Planning Board recommended that the applicant redesign/reclad the building so it appears less commercial. Mr. Levin voted in opposition due to a strong preference for some or all BMR units to be onsite given the location of the development.

The Planning Board found the request to be in general harmony with Comprehensive Plan Category MU2 (Mixed-Use Community Campus).

Water Pollution Control Agency

Ann Brown, P.E. Supervising Engineer in a letter dated August 22, 2025 provided technical comments on the subject applications related to the sanitary lateral tie, covered parking and courtyard drainage and comments regarding construction dewatering and connection charges.

Transportation Traffic and Parking Bureau

Luke Bittenweiser, in a letter dated September 11, 2025 provided comments on the civil site plan. He requested that the applicant contribute \$150,000 for safety and operational upgrades to the traffic signal on Long Ridge Road as well a contribution of \$50,000 for pedestrian upgrades to the Bull's Head area. The applicant submitted a response to these comments in a letter dated October 31, 2025.

Environmental Protection Board

Jaclyn Chapman, Environmental Analyst, Environmental Protection Board provided comments in a memo dated August 4, 2025 and noted that EPB has no objections with the Zoning Board approving the proposed conversion and noted conditions to be met prior to the issuance of a Building Permit.

Fire Marshal

In an email dated August 20, 2025, Fire Marshall Christopher Repp noted that the Fire Marshal's office has conducted a preliminary review of the application and has no objections.

Engineering Bureau

Susan Kisken in a memo dated October 20, 2025 provided technical comments on the application including details and notes to be added on to the civil plans prior to the Building Permit, comments on the sediment and erosion control plan and maps and documents to be finalized.

Summary

Staff believes that the related Special Permit and Site and Architectural Plan and Requested Uses applications will help reactivate a vacant office building. The proposed residential use is less intense than office use from the perspective of traffic impacts. Reusing an existing building is a sustainable way of adding to the housing stock and also minimizes construction disturbance. The addition of 196 apartments of various sizes along with the contribution to the Affordable Housing Trust Fund will further the goals of the new Comprehensive Plan. Staff recommends approval of the two related applications.