



City of Stamford
Zoning Board

STAFF REPORT

TO: CITY OF STAMFORD ZONING BOARD
FROM: VINEETA MATHUR, PRINCIPAL PLANNER
SUBJECT: **ZB #224-18 Zoning Map Change**
APPLICANTS: **Continental Family Holdings LLC (Owner)**
DATE: November 24, 2025

MASTER PLAN: 2015 Master Plan Category 3 (Residential – Low Density Multi Family),
2015 Master Plan Category 5 (Residential – High Density Multi Family), 2025 Comprehensive
Plan Category MU1 – Mixed Use Neighborhood Center

ZONING: **M-G (General - Industrial)**

REQUESTED ACTIONS:

224-18	Zoning Map Change	Change from M-G zoning district to RM-1 and RM-F zoning districts
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Introduction

Continental Family Holdings LLC (Owner and Applicant) is requesting approval of a Zoning Map Change from M-G zoning district to a split of RM-1 and RM-F zoning districts. The subject property is located at 23 Barry Place. The site is located in the Waterside neighborhood.

Background

The site previously housed the warehouse and offices for Conair Corporation. The building was demolished in October 2024. The subject site 23 Barry Place is currently vacant. The lot adjacent to this site (50 Barry Place) was recently developed as an ice-skating rink per Zoning Board approval 223-01. The Master Plan Category for the property was amended for this site in 2024

changing the Category from Category 13 (Industrial-General) to Category 3 (Low Density Multifamily) and Category 5 (High Density Multifamily).

Site and Surroundings

The site is 9.17 acres in size. Innis Arden Golf Club is located to the west and south of the site in a R-10 single-family district. To the east of the site is St. Clement's Church and Sound Beach Day School (Preschool) in a R-6 two-family residential district. The area to the north is occupied by various commercial and industrial uses including home furnishings and food production in a M-G general manufacturing district. The event venue Loading Dock is located at the intersection of Barry Place and Melrose Place.

224-18 Zoning Map Change

The applicant has proposed a change from M-G to the RM-1 district for the front portion of the site (4.18 acre) and M-G to R-MF for the rear portion (5.13 acre) of the site as shown on Map 1. A comparison of the existing and proposed zoning standards is given in Table 1 below.

a. Change from M-G to RM-1

The applicant proposes a change from M-G district to RM-1 Zoning District for 4.18 acres of land (including a portion of Barry Place). As per Section 5.EE.1 Purpose "The purpose of this multi-family design district is to set aside and protect areas which have been or may be developed predominantly for low density multi-family dwellings of various types. These districts may be located adjacent to single-family districts and provide for a logical transition in density between such districts and higher intensity zones." Staff believes that the RM-1 low-density multiple-family design district provides a gradual transition from the single-family district with allowable height of 2 ½ story, required frontage of 50' and density of 15 units an acre (with BMR Premium) and is appropriate for the location. The proposed district is consistent with Master Plan Category 3 (Low-Density Multifamily). See comparison of densities in Table 2.

**Map 1.
Proposed
Zoning Map
Change**

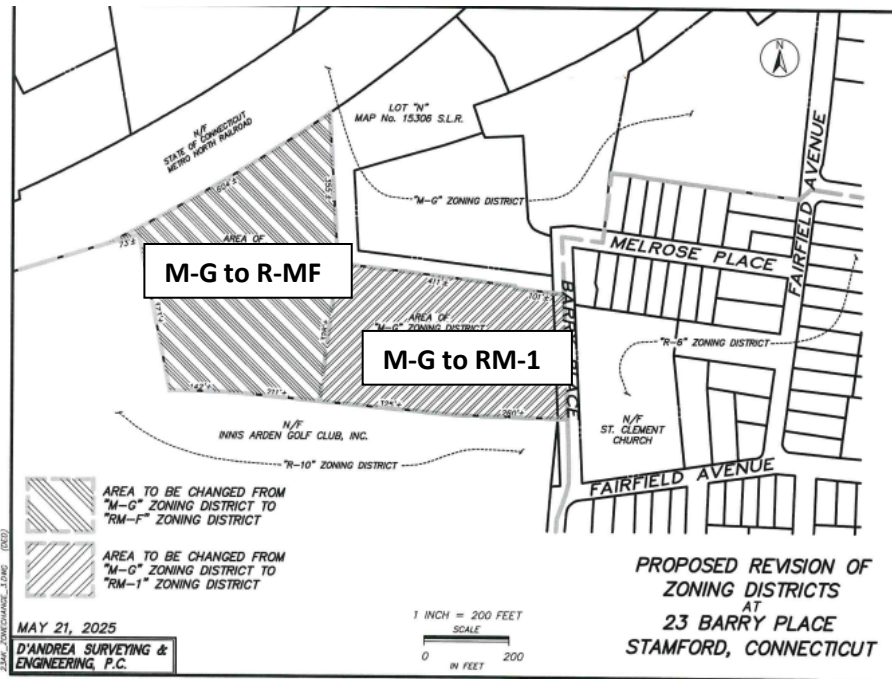


Table 1:

**Zoning
Comparison
Chart**

Zone Change from M-G to RM-F and RM-1¹

Standard ¹	M-G	RM-1	RM-F ¹
Min. Lot Area	4,000	5,000	20,000
Max Building Stories	4	2 1/2	4
Max Building Height	50'	30' (40')	40'
Max Building Area	80%	25% (27%)	35%
Residential Density	N/A	3750 sf per family	1500 sf per family
BMR Requirement	N/A	10%	10%
Front Setback	10' street 35' center street	25' street 50' center street	15' street 40' street center
Side Setback	0 (4' if provided)	10' one side 20' both sides	15'
Rear Setback	15'	30'	30'
Frontage	40'	50'	100'
Nonresidential Floor Area Ratio	1.0	0	0

Notes

1. Requirements based on subject property lot area of over 20,000 sf

Map 2. Existing Zoning in the surrounding area

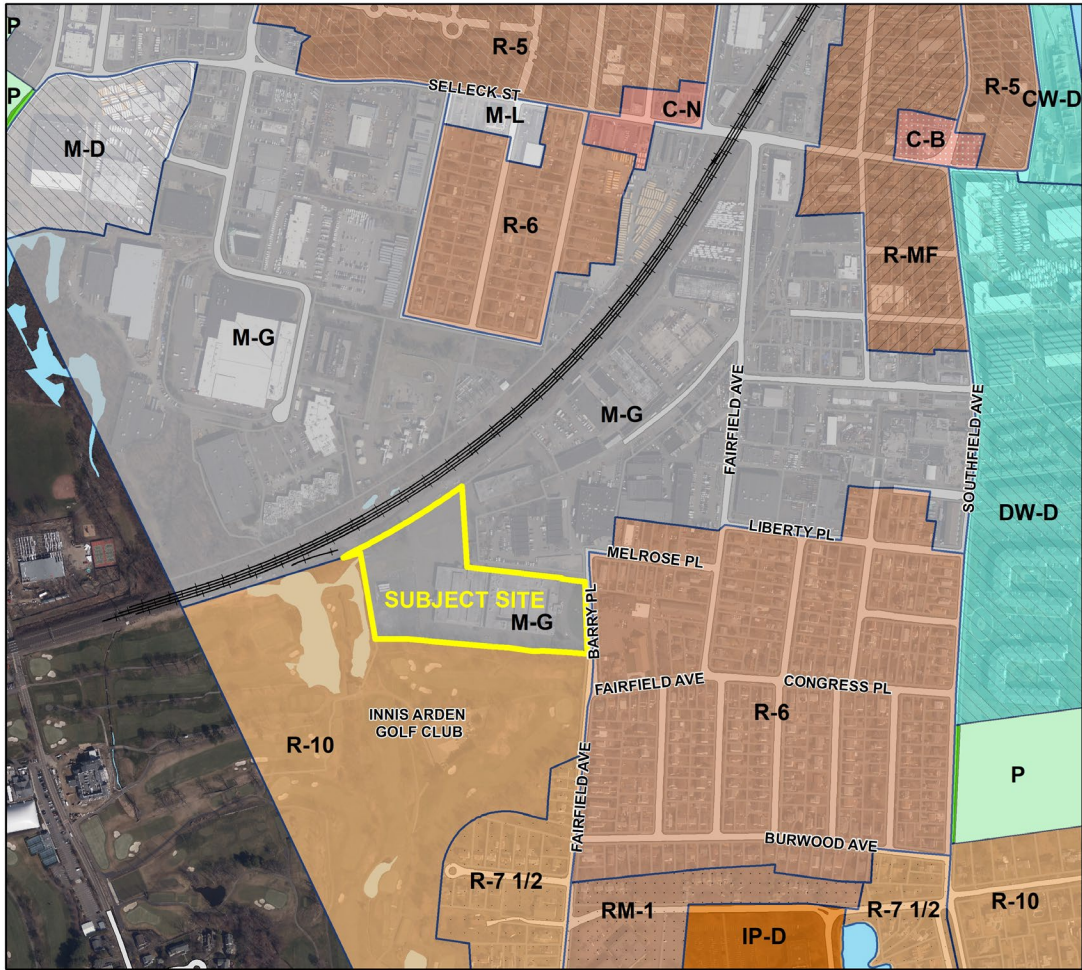


Table 2. Permitted Density in the surrounding area

Zoning District (s)	Maximum Permitted density (with BMR premium where applicable)	Potential units for the 9.13 acre site (with BMR premium where applicable)
Proposal (R-MF & RM-1)	1,089 sf per family (R-MF) & 3,750 sf per family (RM-1)	265 (205 in R-MF + 60 in RM-1)
R-6	3,000 sf per family	132
R- 7 ½	7,500 sf per family	53
R - 10	10,000 sf per family	39
RM-1	3,750 sf per family	137

b. Change from M-G to R-MF

Applicant proposes a change from M-G General Manufacturing Zoning District to R-MF for the rear 5.13 acre of the parcel. The R-MF zoning district requires 100' of frontage, allows 4 stories/40' building height and maximum density of 40 units an acre when BMR units are provided on-site.

As per Section 5.FF.1, Purpose, the R-MF zoning district is set aside for areas which may be developed for *high* middle-density housing in low rise buildings. As further stated in the purpose section, the district intends for new development to be harmonious and compatible with existing buildings. The proposed rezoning of the R-MF portion will allow up to 205 units on the rear portion of the lot. Staff believes that the proposed density is inconsistent with the permitted density in the surrounding area as shown on the chart above. The surrounding zoning districts of R-6, R- 7 ½ and R-10 allow significantly lower density and scale compared to the R-MF zoning district as noted in Table 2. For example, while the requested R-MF zoning district allows 40 units an acre (with BMR bonus), the R-6 district density allows roughly 14 units per acre when developed as two family units on subdivided lots. Actual densities under R-6 will likely be lower to allow for roadways. While the R-MF zoning district allows buildings which are 4 stories/40 feet, the R-6, R 7 ½ and R-10 districts allow 2 ½ story/30 foot tall, detached buildings.

Further, the portion of the parcel proposed for the R-MF district does not have direct frontage on Barry Place but will be accessed through the RM-1 portion of the site. This creates a split lot condition negating the front setback requirement for the R-MF portion of the site and the rear setback for the RM-1 portion.

The Master Plan category at the time of zoning map change application filing was Master Plan category 5 (High-Density Multi-Family) and the current Comprehensive Plan category is MU1 (Mixed Use Urban Center). The R-MF zoning district may be appropriate in these Master Plan/Comprehensive Plan categories *only* when supported by the surrounding road infrastructure and compatible with the surrounding densities.

Surrounding streets including Barry Place and Melrose Place are single lane roads with no shoulders and no signalized traffic controls. Further, the site will have a single means of access on Barry Place serving both the R-MF and RM-1 multifamily housing.

Staff recommends that the applicant modify their rezoning proposal to better suit the location. Staff believes that other medium density Zoning Districts such as R-5 may be preferable alternatives to the proposed RM-F zoning district. The R-5 zoning district allows buildings up to 3 stories and 30 ft and would allow a density of 22 units an acre (with BMR bonus) resulting in approximately 200 units for a 9.13 acre site. A lower density district such as R-5 would also allow for creation of meaningful at-grade open space.

Referral Comments

Planning Board

The Planning Board reviewed application 224-18 Zoning Map Change during the regularly scheduled meeting held on May 22, 2024 and recommended approval of the application. The Planning Board found the request to be in general harmony with Master Plan Category #3 (Residential – Low Density Multifamily) and Master Plan Category #5 (Residential – High Density Multifamily) of the 2015 Master Plan.

Transportation Traffic and Parking Bureau

Luke Bittenweiser, in a letter dated May 21, 2025 provided comments on the Zoning Map Change application (224-18) and raised concerns about the pedestrian and vehicular infrastructure in the surrounding area to support the potential density of residential units. Updated plans and traffic impact analysis were submitted by the applicant in response to TTP's initial comments. Further comments from TTP on the revised material are forthcoming.

Environmental Protection Board

Lindsay Tomaszewski, Environmental Analyst, Environmental Protection Board provided comments in a memo dated May 22, 2024 with regards to Application 224-18 Zoning Map Change and stated that EPB review and approval of erosion and sediment control measures, stormwater management facilities, landscaping, compliance with PB 4047, and other items will be required. The letter noted that any work proposed within the designated conservation easement and/or wetland upland review areas, will require a special permit from EPB prior to authorization for development.

Summary

Staff is supportive of development of multi-family housing at the subject site which meets the needs for middle housing and affordable housing as identified in the City's Comprehensive Plan. However, staff has concerns about the overall density and scale proposed at the site resulting from the rezoning to a combination of R-MF and RM-1 zoning districts. Staff believes that the R-MF district is not appropriate for the site based on the lower density single-family and two-family zoning in the surrounding area. Further, there is a concern that existing roadway infrastructure may not support the addition of housing at the scale that is proposed. Staff recommends that the applicant modify their application utilizing zoning districts such as R-5 and RM-1 to facilitate the redevelopment of this property.