

LEGAL NOTICE
PLANNING BOARD
OF THE CITY OF STAMFORD

RE: MP-391 Notice is hereby given that the Planning Board of the City of Stamford, Connecticut, will hold a Public Hearing on Tuesday, October 3, 2006, at 7:30 PM., in the Government Center Building, 4th Floor, Cafeteria, 888 Washington Boulevard, Stamford, Connecticut, to consider an amendment to the Stamford Master Plan upon application of:

Antares Stamford Waterfront Manager LLC, Antares Walter Wheeler Drive SPE, LLC, The Strand/BRC Group, LLC.

#12. Mixed-Use – Overlay

The purpose of this floating Master Plan category is to provide for the joint development of large sites and areas (including substantially rehabilitated industrial facilities) in combination with retail, housing, limited low-density offices or other approved uses which, by nature of the type of activity, design and layout are compatible with each other and their surroundings. All development taking advantage of this overlay category shall be subject to approval of (1) area designation by the Planning Board, (2) extensive planning and outreach directed or overseen by the Land Use Bureau, (3) design review, (4) preference that the uses will not lead to a net decrease in habitable affordable housing or the city's industrial sector, (5) determination that the development creates public amenities, represents superior design, and is compatible with its neighborhood context or adjoining residential areas, (6) determination that the scale and nature of the proposed uses are compatible with available traffic capacities and public infrastructure system, (7) determination of compliance with design guidelines, (8) compliance with the goal of directing most development to Downtown, (9) proof of significant community involvement in the process by which plans were arrived at, (10) final approval of architectural site and requested plans by the Zoning Board, ***and (11) for parcels located on the shorefront, determination that the three purposes of Category 13 (Mixed Use – Shorefront), as set forth in the first sentence of that Category description, are satisfied.*** This overlay category shall be applied only to contiguous parcels and areas of not less than 15 acres. Except as approved by the Planning Board and Zoning Board - as described above – the underlying zoning for the overlay will remain in effect. Development shall be at a significantly lower density than in Downtown (Categories #9, #10 and #11).

At the above-named time and place, all persons interested will be given an opportunity to be heard.

The meeting place is accessible to the physically impaired. Deaf and hearing impaired persons wishing to attend this meeting and requiring an interpreter may

make arrangement by contacting the Department of Social Services
Administration office at 977-4050 at least five working days prior to the meeting.

ATTEST: ROSE MARIE GROSSO
SECRETARY
STAMFORD PLANNING BOARD

Dated at the City of Stamford this 21st day of September 2006.

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