



City of Stamford  
 Zoning Board · Land Use Bureau  
 Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152  
 Phone: 203.977.4719 · Fax: 203.977.4100

**APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS**

Complete, notarize, and forward twelve (12) copies to Clerk of the Zoning Board with a **\$500.00 Public Hearing Fee** and the required application filing fee (see **Fee Schedule below**), payable to the City of Stamford. **NOTE:** Cost of required advertisements are payable by the Applicant.

**Fee Schedule**

Major Text Change	\$730.00
Minor Text Change	\$380.00

APPLICANT NAME (S): Frontier Glenville LLC and Chick-fil-A, Inc.

APPLICANT ADDRESS: c/o Joseph J. Capalbo, II, 1100 Summer Street, Stamford 06905

APPLICANT PHONE #: 203-324-8882

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S):  
Lot B Long Ridge Road Assessor's Acct #004-4052

PROPOSED TEXT CHANGE:  
See Attached

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 17th DAY OF February 2017

SIGNED: [Signature]

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT  
 ss STAMFORD February 17 2017  
 COUNTY OF FAIRFIELD

Personally appeared Joseph J. Capalbo, II, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature]  
 Notary Public - Commissioner of the Superior Court.

**FOR OFFICE USE ONLY**

APPL. #: 217-39 Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

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 JUL 13 2017

APPLICATION  
OF CHICK-FIL-A  
NARRATIVE

JUL 13 2017

The applicant, Chick-fil-A, Inc. a national chain restaurant headquartered in Atlanta, Georgia is seeking to locate an establishment in the City of Stamford. The applicant is proposing a 4,997 square foot restaurant with drive through on the tract of land located in the Bull's Head area of Stamford north of Cold Spring Road, east of Long Ridge Road and west of High Ridge Road.

Chick-fil-A is a national chain with over 2,000 restaurants located in about 42 states. The company is family owned and operated. Franchised locations are owner occupied, each individual only being allowed to own one restaurant and also being required to be an active member of the local community. All locations are opened from 6:30 A.M. to 10:00 P.M. six days per week and are closed on Sundays, Thanksgiving and Christmas.

The applicant has filed three separate applications with the Zoning Board necessary to effectuate approval of this use for the subject location. 1. An Application for Text Change of the Stamford Zoning Regulations; 2. An Application for a Special Exception; and 3. An Application for Approval for Site and Architectural Plans and/or Requested Uses. The intention of the first application is to amend the Stamford Zoning Regulations to permit a fast food restaurant with a drive thru in very limited circumstances and only by Special Exception of the Zoning Board in the CN zone.

In the event the Zoning Board determines that the Application for Text Change is in fact a positive change to the Stamford Zoning Regulations and a benefit to the practice of zoning in Stamford, then application 2 for a Special Exception in accordance with the text change shall be considered along with application 3 requesting specific approval of the applicant's site plan. As is typical all three applications shall be considered together. The site plan application includes the construction of a new building with a drive through and limited outside seating as well as a re-alignment of parking.

## PROPOSED CHANGES IN BOLD FACE:

85.3 **Restaurant, Fast Food:** An establishment whose principal business is the sale of foods, frozen desserts or beverages to the customer in edible containers or in paper, plastic or other disposable containers in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, including cafeteria-type operations where food, frozen desserts or beverages are consumed within the restaurant building. The consumption of foods, frozen desserts or beverages within a motor vehicle parked upon the premises or at other facilities on the premises outside the restaurant building is expressly prohibited, and the premises shall be properly posted with signs stating that such consumption is unlawful. Such signs shall be posted inside the building near the check-out counter and outside the building in the parking area. (77-018)

**Notwithstanding the foregoing, the consumption of food at facilities provided outside the restaurant building may be permitted with site plan approval of the Zoning Board.**

For the purpose of regulating these activities, definitions 85 through 85.3 shall be mutually exclusive. (77-018)

Restaurant, Carry-Out; Restaurant, Drive-In; and Restaurant, Fast Food outside the Downtown Boundary, as delineated in the Master Plan, shall be subject to the further restrictions that such permitted uses shall not be situated on any plot having a frontage on a highway of less than one hundred feet (100'). Structures or buildings thereon shall not be less than fifty feet (50') from a street or highway line, nor less than forty feet (40') from a property line nor less than seventy five feet (75') from the boundary line of a Residence District (77-018, 90-002) **unless otherwise expressly permitted with site plan approval of the Zoning Board, but in no event less than the requirements provided for in Table IV Appendix B of these regulations.**

**Further, Restaurant, Fast Food shall be permitted in the CN Neighborhood Business District by Special Exception of the Zoning Board and subject to the provisions of Section 7.2 of these regulations provided the proposed parcel is greater than One (1) acre in size, is not less than one hundred feet (100') from a residential zone and can accommodate a drive through to the satisfaction of the Zoning Board..**

JUL 13 2017

## CURRENT REGULATION:

**Section 12 (D) (7):** Parking space for one (1) vehicle for each three (3) seats or parking space for one (1) vehicle for every one hundred (100) square feet of gross floor area shall be provided for activities in any Restaurant, Night Club, Tavern, Grill, Bar, Dance Hall or Roller Skating Rink, the more restrictive shall govern. Such parking to be provided at a point not greater than five hundred feet (500') distant in a direct line from the nearest part of any building or structure used for the aforesaid purpose. A minimum of one (1) parking space shall be provided for every three hundred (300) square feet of gross floor area of a Radio-Controlled Miniature Car Facility or a Family Recreation Center (Amusements, Indoor).

One (1) parking space shall be provided for every fifty (50) square feet of gross floor area of Restaurant, Carry Out establishments, with a minimum of ten (10) parking spaces to be provided. A minimum of one (1) parking space shall be provided for every fifty (50) square feet of gross floor area of Restaurant, Drive-In establishments; and a minimum of one (1) parking space per three (3) persons of the legal occupancy load of the premises or one (1) parking space for every fifty (50) square feet, whichever is greater, shall be provided for any Restaurant, Fast-Food establishments. (77-018; 80-004; 88-033; 91-010)

## PROPOSED CHANGE IN BOLD FACE:

**Section 12 (D) (7):** Parking space for one (1) vehicle for each three (3) seats or parking space for one (1) vehicle for every one hundred (100) square feet of gross floor area shall be provided for activities in any Restaurant, Night Club, Tavern, Grill, Bar, Dance Hall or Roller Skating Rink, the more restrictive shall govern. Such parking to be provided at a point not greater than five hundred feet (500') distant in a direct line from the nearest part of any building or structure used for the aforesaid purpose. A minimum of one (1) parking space shall be provided for every three hundred (300) square feet of gross floor area of a Radio-Controlled Miniature Car Facility or a Family Recreation Center (Amusements, Indoor).

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JUL 13 2017

## **CURRENT DEFINITION:**

**85.3 Restaurant, Fast Food:** An establishment whose principal business is the sale of foods, frozen desserts or beverages to the customer in edible containers or in paper, plastic or other disposable containers in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, including cafeteria-type operations where food, frozen desserts or beverages are consumed within the restaurant building. The consumption of foods, frozen desserts or beverages within a motor vehicle parked upon the premises or at other facilities on the premises outside the restaurant building is expressly prohibited, and the premises shall be properly posted with signs stating that such consumption is unlawful. Such signs shall be posted inside the building near the check-out counter and outside the building in the parking area. (77-018)

For the purpose of regulating these activities, definitions 85 through 85.3 shall be mutually exclusive. (77-018)

Restaurant, Carry-Out; Restaurant, Drive-In; and Restaurant, Fast Food outside the Downtown Boundary, as delineated in the Master Plan, shall be subject to the further restrictions that such permitted uses shall not be situated on any plot having a frontage on a highway of less than one hundred feet (100'). Structures or buildings thereon shall not be less than fifty feet (50') from a street or highway line, nor less than forty feet (40') from a property line nor less than seventy five feet (75') from the boundary line of a Residence District. (77-018, 90-002)

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Amend Appendix A – Table II as follows:

*Currently not permitted in CN*

*Zone → C-N*  
*B*

159.3 Restaurant, Fast Food (85.3)

C-B	C-L	C-G	CC-N	C-I	C-S	CC-S	M-L	M-G
-	A	X	X	X	-	-	A	X

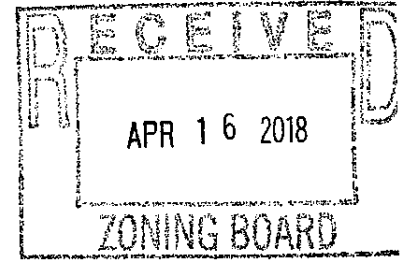
- X = permitted
- A = subject to zoning Board of Appeals approval
- B = subject to zoning Board Approval

JUL 13 2017



**FREDERICK P. CLARK ASSOCIATES, INC.**

PLANNING, TRANSPORTATION, ENVIRONMENT AND DEVELOPMENT  
RYE, NEW YORK  
FAIRFIELD, CONNECTICUT



April 16, 2018

**MICHAEL A. GALANTE**  
MANAGING PRINCIPAL

**DAVID H. STOLMAN**  
AICP, PP, PRINCIPAL

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914 967-6540

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Mr. James Travers  
Transportation Bureau Chief  
Office of Operations Transportation, Traffic and Parking  
City of Stamford  
Government Center  
888 Washington Boulevard, 7<sup>th</sup> Floor  
Stamford, Connecticut 06901

Subject: **Response to Comments – Chick-fil-A – 66 High Ridge Road,  
Stamford, Connecticut**

Dear Mr. Travers:

In reference to your memorandum dated February 14, 2018 to the Zoning Board, on behalf of the Applicant, the Project Team provides the following responses for consideration.

**Project Description**

The proposed restaurant will be located at 66 High Ridge Road (State Route 137) adjacent to the existing CVS Pharmacy. This proposed restaurant will replace the currently vacant drive-in bank. Access to the site will be maintained without any modifications to High Ridge Road and Long Ridge Road; however, an important part of this proposal is that the existing access drive to Cold Spring Road will be eliminated. The proposal is for a Chick-fil-A store comprising 4,997 square feet of floor area with 99 indoor seats and 16 outdoor seats for a total of 115 seats. The facility will provide 64 parking spaces for patrons and staff. Vehicle queuing for placing an order will provide for 15 vehicles within approximately 280 feet. For pick-up queuing for 10 vehicles within approximately 200 feet will be provided. Typically, the Connecticut Department of Transportation (ConnDOT) requires 150 feet of vehicle queuing space off the State highway.

The following information was requested and is provided below:









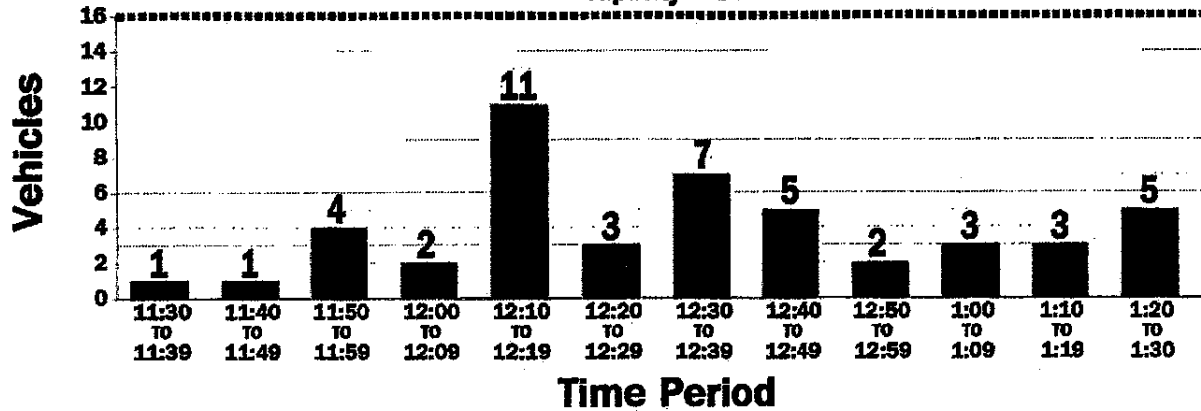




# Order Window Queue Summary Chick-fil-A - Nashua, New Hampshire

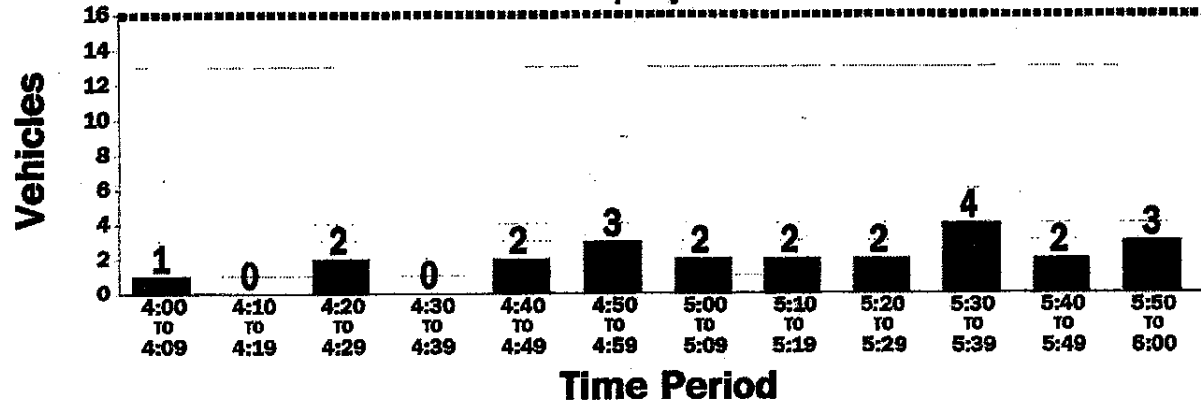
## 11:30 AM - 1:30 Weekday Midday (Lunch)

Capacity = 16



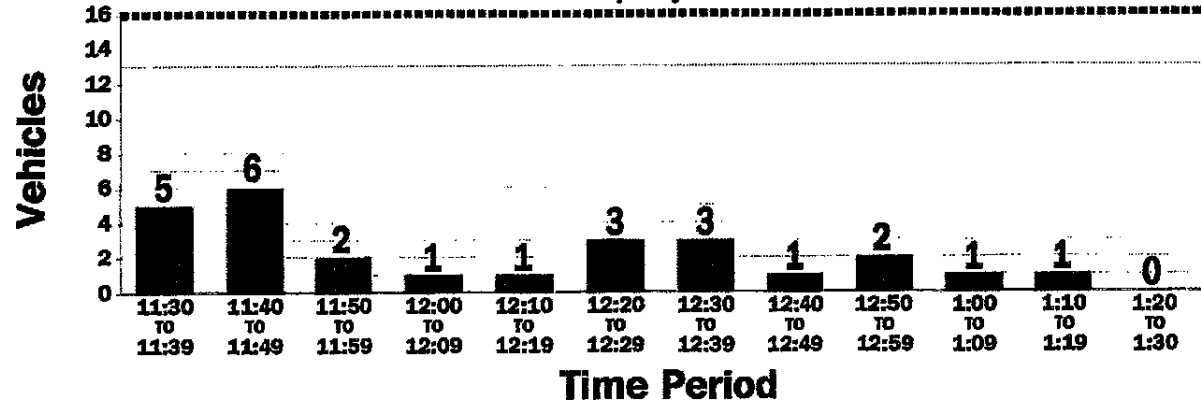
## 4:00 PM - 6:00 Weekday PM (Dinner)

Capacity = 16



## 11:30 AM - 1:30 Saturday Midday (Lunch)

Capacity = 16



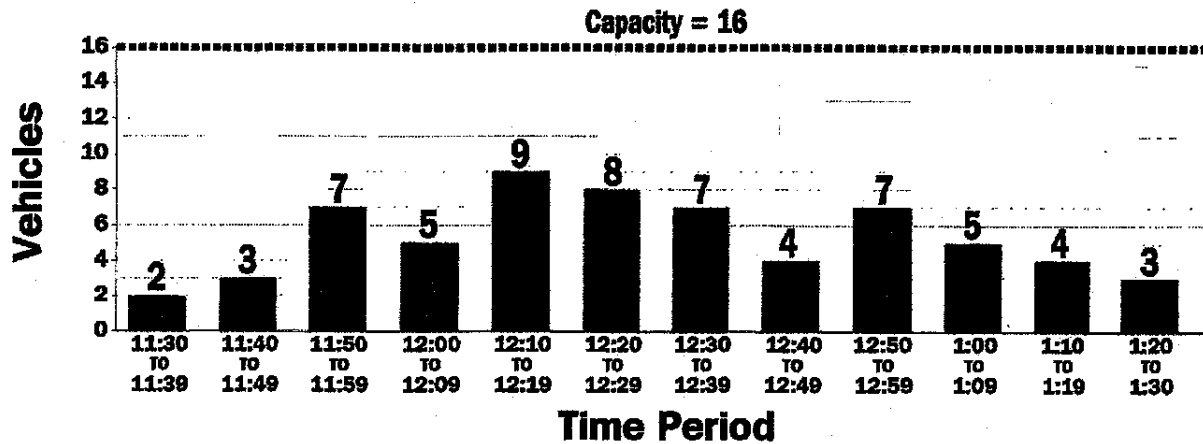
Notes: 1. ADT - Route 101A = 40,000 vpd.  
2. Queues are Maximum Observed.

Transportation Impact Assessment  
Proposed Mixed-Use Development - Woburn, Massachusetts

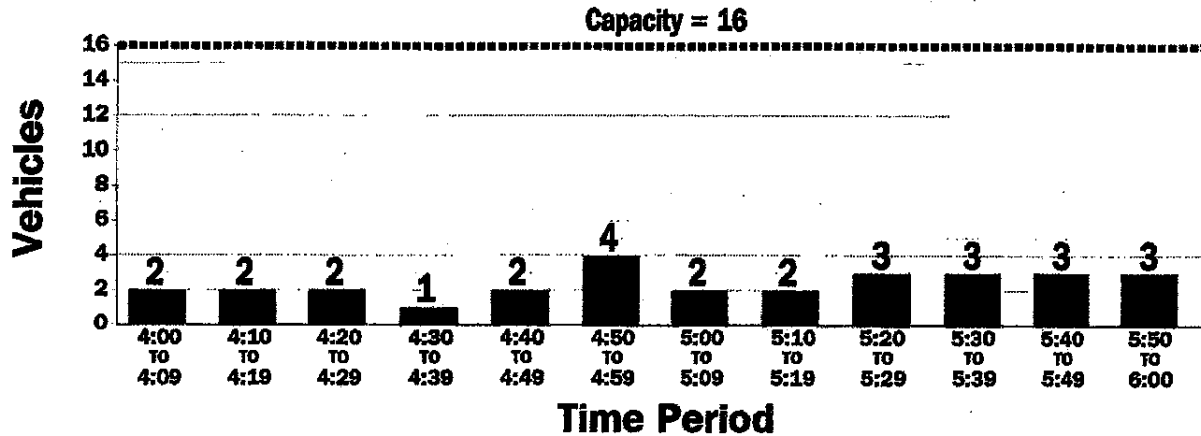


# Order Window Queue Summary Chick-fil-A - Westborough, Massachusetts

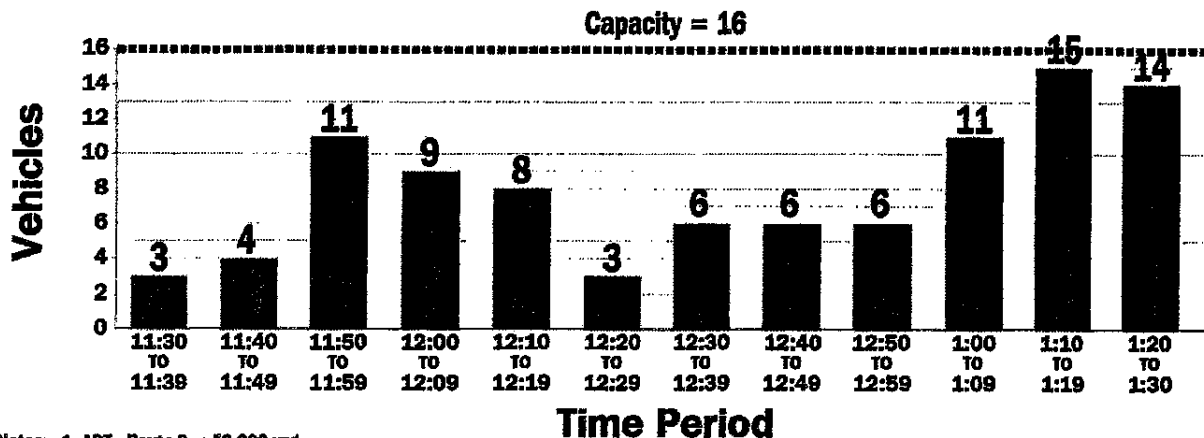
## 11:30 AM - 1:30 Weekday Midday (Lunch)



## 4:00 PM - 6:00 Weekday PM (Dinner)



## 11:30 AM - 1:30 Saturday Midday (Lunch)



Notes: 1. ADT - Route 9 = 50,000 vpd.  
2. Queues are Maximum Observed.

Transportation Impact Assessment  
Proposed Mixed-Use Development - Woburn, Massachusetts

