



**City of Stamford**  
**Zoning Board**

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**STAFF REPORT**

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**TO:** CITY OF STAMFORD ZONING BOARD  
**FROM:** VINEETA MATHUR, ACTING PRINCIPAL PLANNER  
**SUBJECT:** **ZB #221-27, Growing Minds Daycare and Learning Center, 1435 Bedford Street, Special Permit**  
**DATE:** November 02, 2021

**Master Plan Category: MP Category 5 (Residential - High Density Multifamily)**

**ZONING: R-H (Multiple Family High Density Design)**

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**Introduction**

The Applicant, Growing Minds Daycare and Learning Center requests the approval of a Special Permit to allow the use of a 4,201 sq.ft. space (Suite 1E) at 1435 Bedford Street for a Child Day Care Center for 50 children.

**Background**

The property 1435 Bedford Street is a high rise building with 184 residential apartments and ground floor retail space part of the 'Residences on Bedford' residential community in the Ridgeway neighborhood. The twin building in the same residential complex, 1425 Bedford Street also contains 184 residential apartments and received a Special Permit approval for a Child Day Care Center in May 2020 with a capacity for 32 children.

**Special Permit**

The Applicant requests the approval of a Special Permit pursuant to Section 19.C of the Zoning Regulations to operate a Child Day Care Center in a 4,201 sq.ft. existing space (Suite 1E) within 1435 Bedford Street for 50 children. A Statement of Findings has been provided by the Applicant.

The proposed Child Day Care Center will have children ages 4 month to 5 years and have a total of six classrooms and 10 staff persons. They day care will have two outdoor playgrounds located along the frontage of the property on Bedford Street and accessed directly from the facility. The current retail space will be renovated to suit the needs of the Child Day Care Center.

### **Parking and Drop-off/Pick-up**

The facility will be supported by thirteen (13) dedicated garage parking spaces and three (3) drop off spaces in front of the facility. This meets the parking requirement based on the current standard of 1.25 spaces per staff. In addition, the residential community has approximately 270 at-grade shared parking spaces and a total of 102 garage spaces which will be available to the users on a first come first served basis. Parents will sign in and sign out the children ahead of time using an app on their phone and a day care employee will be available at the curb to help with the drop-off/pick-up.

The applicant worked with the Traffic, Transportation and Parking Bureau to address their initial concern with regards to the adequacy of the drop off spaces. The day care offers extended hours between 7:00am and 10:00pm with 6 to 8 hour time slots available for child care. The extended hours help reduce the demand for parking at any given time. Additionally, the extended hours provide a scarcely provided service to the community and will be especially helpful for residents in the vicinity of the day care. Upon review of the hours and time slots, TTPB expressed approval of the arrangement. The TTPB recommended that the applicant post signage to restrict spaces from 6:00am – 6:00pm for drop-off/pick-up. Staff recommends adding this as a condition of approval.

### **Playground**

The Applicant will designate two separate outdoor play areas within the general area marked in orange as ‘Playground Area’ on the site plan. The first playground will serve toddlers up to 2 years. The second playground will serve children between 2 – 5 years of age. The playgrounds are located in the lawn area behind the day care facility with direct access from the facility. The day care playgrounds will be separate from the playground used by the building residents.

### **Referral Comments**

#### **Stamford Planning Board**

The Stamford Planning Board, during its regularly scheduled meeting held on September 29, 2021 recommended approval of the Special Permit and found the request to be compatible with the neighborhood and consistent with Master Plan Category #5 (Residential - High Density Multifamily).

### **Traffic Transportation and Parking Bureau**

In a letter dated September 30, 2021 Mani Poola, Traffic Engineer expressed concern over the adequacy of the drop off/pic up spaces. Upon further information provided by the applicant regarding the time slots for the day care, Frank Petise in an email dated Oct 25, 2021 noted that the drop-off/pick up schedule was satisfactory and that they would recommend adding signage for the three parking spaces restricting them to drop-off/pick up between the hours of 6:00am and 6:00pm.

### **Fire Marshall**

In an email dated September 28, 2021 Fire Marshall Bud Seely stated that he had no objections to the proposal. He noted that upon review of the detailed building plans he may recommend some modifications to ensure safe egress.

### **Summary**

Staff recommends approval of the Special Permit which will allow a Child Day Care Center with 50 children to operate in the existing retail space. The proposed Child Day Care Center will provide a valuable service to the community with a full range of age groups, extended hours, adequate parking and playground facilities.