

DEVELOPMENT REVIEW GUIDELINES
IMPACT ANALYSIS
INTENSITY OF USE COMPARISON
SOCCER CLUB VS SWIM OR TENNIS CLUB

1. Mobility

- a. Parking
 - i. The proposed text change includes clearly defined parking regulations, scalable to specific site features and development.
- b. Access
 - i. The proposed text change retains existing site and siting controls in regard to site plan best practices and pedestrian access through the special exception process.

2. Housing

- a. The proposed text change does not impact Housing.

3. Schools and Community Facilities

- a. The proposed text change does not impact school enrollment.

4. Infrastructure

- a. Sewerage
 - i. The proposed text change use restrictions on concessions reduces sewer/septic loading from a Soccer Club in comparison to a Swim or Tennis Club.
- b. Water use
 - i. The proposed text change use restrictions on concessions reduces water use requirements from a Soccer Club in comparison to a Swim or Tennis Club.
- c. Electrical Use
 - i. Electrical use at a Soccer Club is anticipated to be lower than Swim or Tennis Clubs as pumps required for pool water filtration and circulation are unnecessary.
- d. Trash/Recycling Produced on Site
 - i. The proposed text change use restrictions on concessions reduces refuse and recycling generated from a Soccer Club in comparison to a Swim or Tennis Club.

5. Public Safety

- a. Neither Soccer Club or Swim or Tennis Club appear to be high crime generating enterprises. Existing and proposed site and siting controls provide for appropriate emergency access. The proposed text change does not appear to significantly impact emergency service requirements.

6. Parks and Open Spaces

- a. Both Soccer Club and Swim or Tennis Club provide the opportunity for open space and outdoor recreation opportunities for the community.

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7. Environmentally Sensitive Areas

- a. Bulk zoning limits are significantly lower in the proposed Soccer Club use as opposed to the existing Swim or Tennis Club use. Soccer Clubs should have a significantly lower impact when sited in proximity to environmentally sensitive areas.

8. Historic Resources

- a. This site-specific category is not impacted by the proposed text change.

9. Quality of life

- a. Both a Soccer Club and a Swim or Tennis Club have the potential for significant outdoor and year-round use. The Zoning Board of Appeals is afforded discretion to condition lighting, screening, hours of operations, and site design to mitigate quality of life issues for both the proposed Soccer Club and Tennis and Swim Club uses under Stamford Zoning Regulations 3.2(b).
- b. However, the proposed text change for Soccer Club includes significant site controls, including more stringent lighting regulation and the prohibition of noise amplification equipment, to reduce quality of life impacts to surrounding residents.

10. Fiscal Impact

- a. Tax Revenue to the City
 - i. Both a Soccer Club and a Swim and Tennis Club can be structured to provide real estate and business tax revenues to the City. The proposed text change allows for alternate funding models for non-profit and community based athletic clubs which when utilized, result in increased tax revenues to the City.
- b. Open Space/Community Development
 - i. The proposed text change has more stringent bulk zoning regulations resulting in more undeveloped areas. Overall both a Soccer Club and a Swim and Tennis Club can be structured to provide community engagement and provide recreational space for surrounding residential uses.

11. Conveniences

- a. The proposed text change does not impact Housing.

12. Urban Design

- a. Both a Soccer Club and a Swim and Tennis Club are permitted as special exception uses in residential zones. In most cases the surrounding development will be residential. However, in some cases, properties abutting zone boundaries, institutional uses, or non-conforming uses may surround a Soccer Club or Swim and Tennis Club.