

# **SOCCER CLUB TEXT CHANGE 10-ACRE IMPACT ANALYSIS ADDENDUM**

OCTOBER 29, 2018

APPLICANT:

**TLRC LLC**

PREPARED BY:

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## **SOCCER CLUB TEXT CHANGE IMPACT ANALYSIS 10 ACRE ADDENDUM**

O'Donnell Law LLC conducted a Geographic Information Systems (GIS) analysis to identify and evaluate properties that may be impacted by the proposed Soccer Club text change. That analysis resulted in the identification of 32 properties comprising 14 acres or more, of which 12 properties satisfied a practical analysis. The City of Stamford Land Use Bureau staff asked the applicant to consider the impact of a 10-acre minimum lot size for Soccer Clubs in lieu of the proposed 14-acre minimum lot size. Using the same initial protocol of the GIS Impact Analysis we identified 22 additional properties comprising at least 10 acres and less than 14 acres.

### **Methodology:**

1. Identify parcels with 10 or more, but less than 14 acres located in zones RA-2 and RA-3.
2. Generate an aerial map for each of the 22 additional properties.
3. No practical analysis of the 22 additional properties was conducted.
4. Two GIS maps of the Town of Stamford were made to display the results of the analysis:
  - a. Properties between 10 and 14 acres eligible for Soccer Club Use
  - b. Properties of 10 acres or more eligible for Soccer Club Use

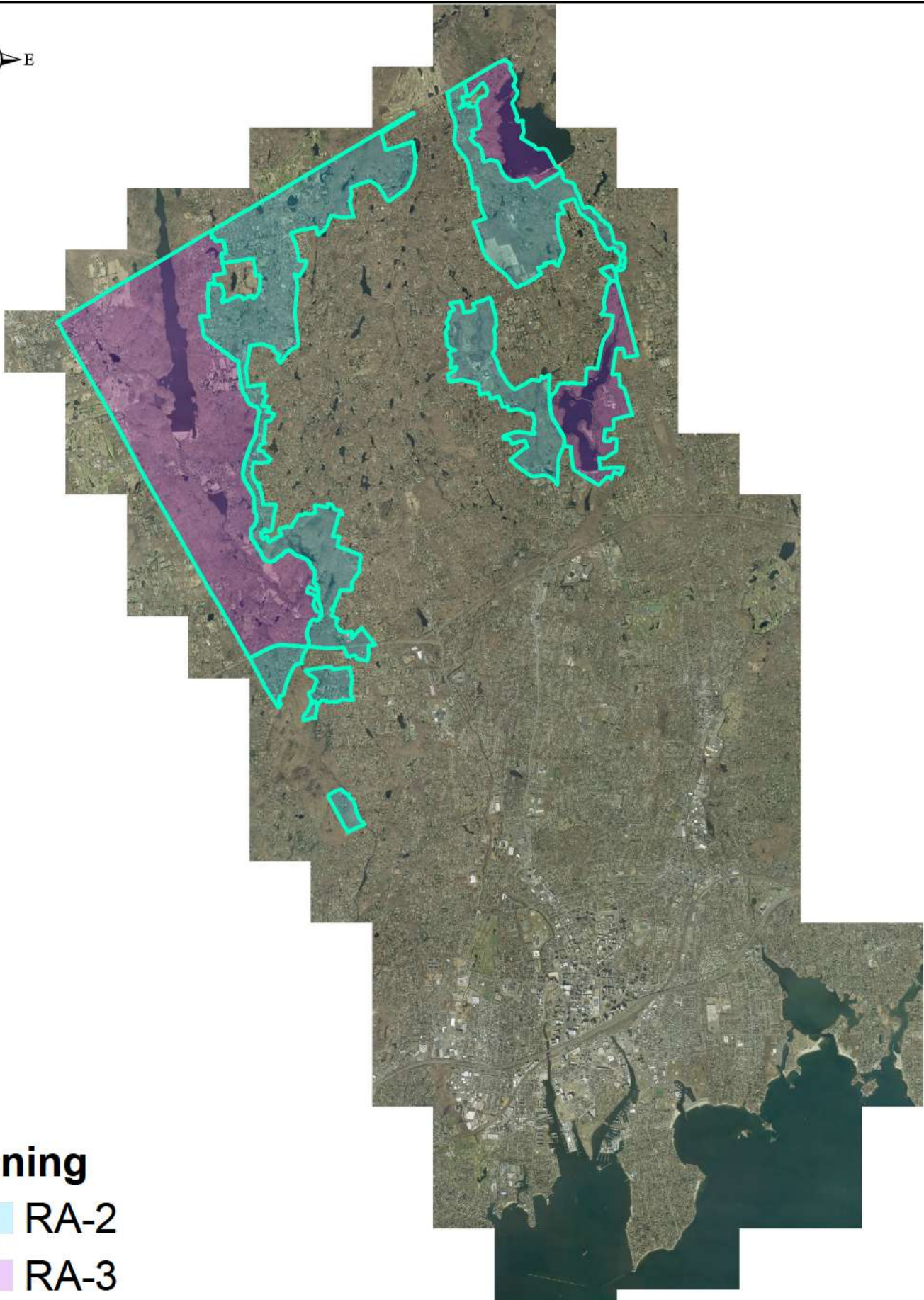
### **Conclusion:**

The original 14-acre GIS bulk analysis identified 32 properties in the RA-2 and RA-3 zones comprising 14 acres or more. The 10 Acre Addendum identified an additional 22 properties in the RA-2 and RA-3 zones. These additional 10-acre properties are generally clustered in the same geographic area as the 14-acre parcels. A total of 37.5% of the originally analyzed 14-acre properties satisfied bulk and practical analysis. If the same percentage of 10-acre properties survived a practical analysis, the total number of properties available for Soccer Club use would increase by 65% for a total of 20 properties but no significant diversity of location is created. A 10-acre lot minimum would increase the opportunities for Soccer Clubs in Stamford.

**SOCCER CLUB 10 ACRE ADDENDUM SUMMARY**odonnelllaw.com  
203-661-1611

<b>Tax ID #</b>	<b>Street No.</b>	<b>Street Name</b>	<b>Elgible</b>	<b>Bulk</b>	<b>Practical</b>	<b>Deed</b>
003-5958	0	DEN ROAD				
000-9199	0	ERSKINE ROAD				
000-6450	82	ERSKINE ROAD				
002-6598	478	ERSKINE ROAD				
001-6025	678	ERSKINE ROAD				
003-2008	389	FARMS ROAD				
003-2010	389	FARMS ROAD				
003-2879	0	HIGH RIDGE ROAD				
002-7258	0	JUNE ROAD				
004-2372	0	JUNE ROAD				
004-2588	279	JUNE ROAD				
001-4943	404	JUNE ROAD				
002-8603	425	JUNE ROAD				
004-2763	0	QUARRY ROAD				
004-2786	0	RESERVOIR LANE				
002-5878	0	RIVERBANK ROAD				
003-9590	0	RIVERBANK ROAD				
001-0119	746	RIVERBANK ROAD				
002-6077	1093	RIVERBANK ROAD				
001-6800	0	ROCK RIMMON ROAD				
001-6799	1219	ROCK RIMMON ROAD				
000-1139	474	TACONIC ROAD				

# Zoning Districts Eligible for Soccer Club Use

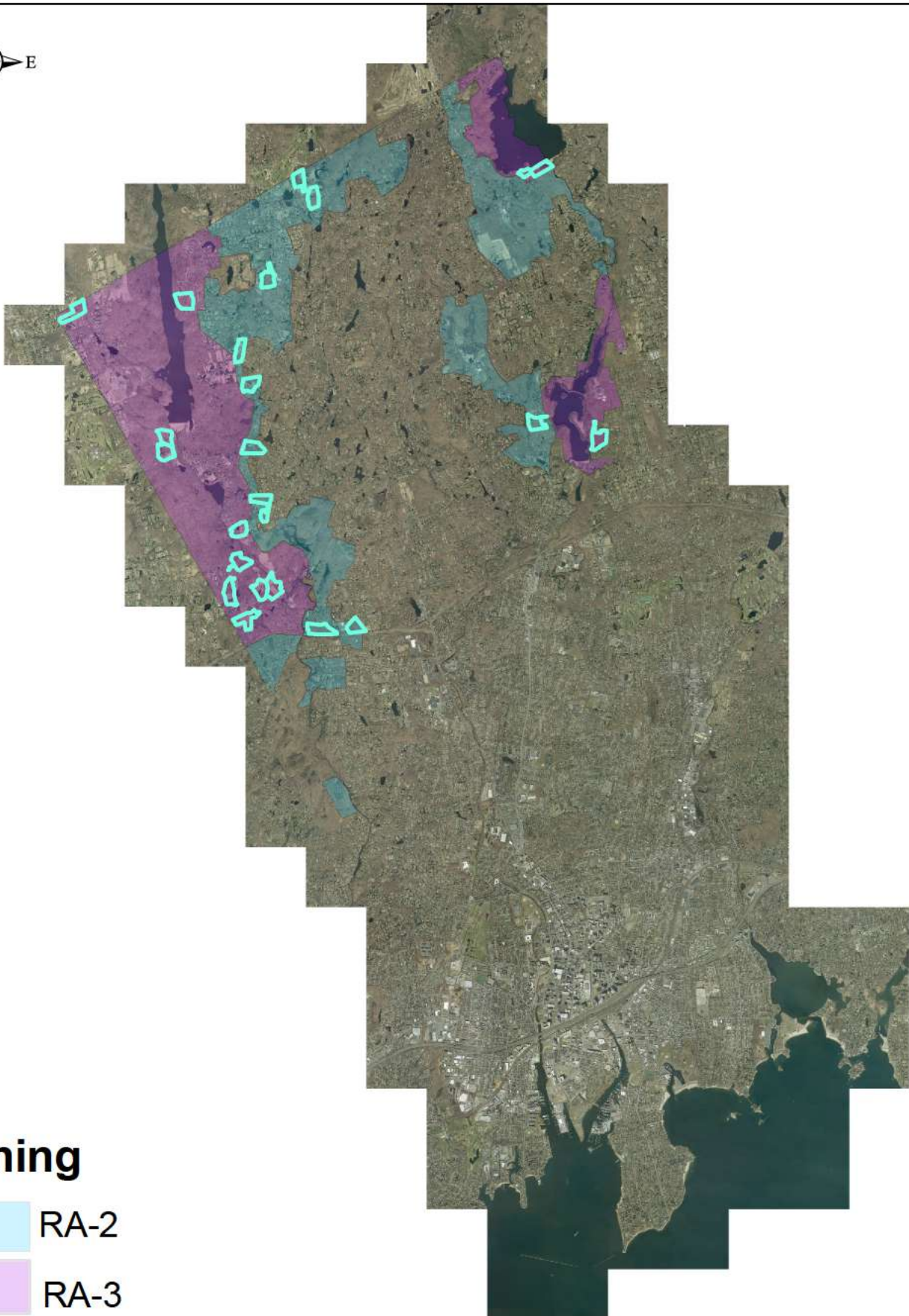


## Zoning

- RA-2
- RA-3



# 10 to 14 Acre Properties Eligible for Soccer Club Use



## Zoning

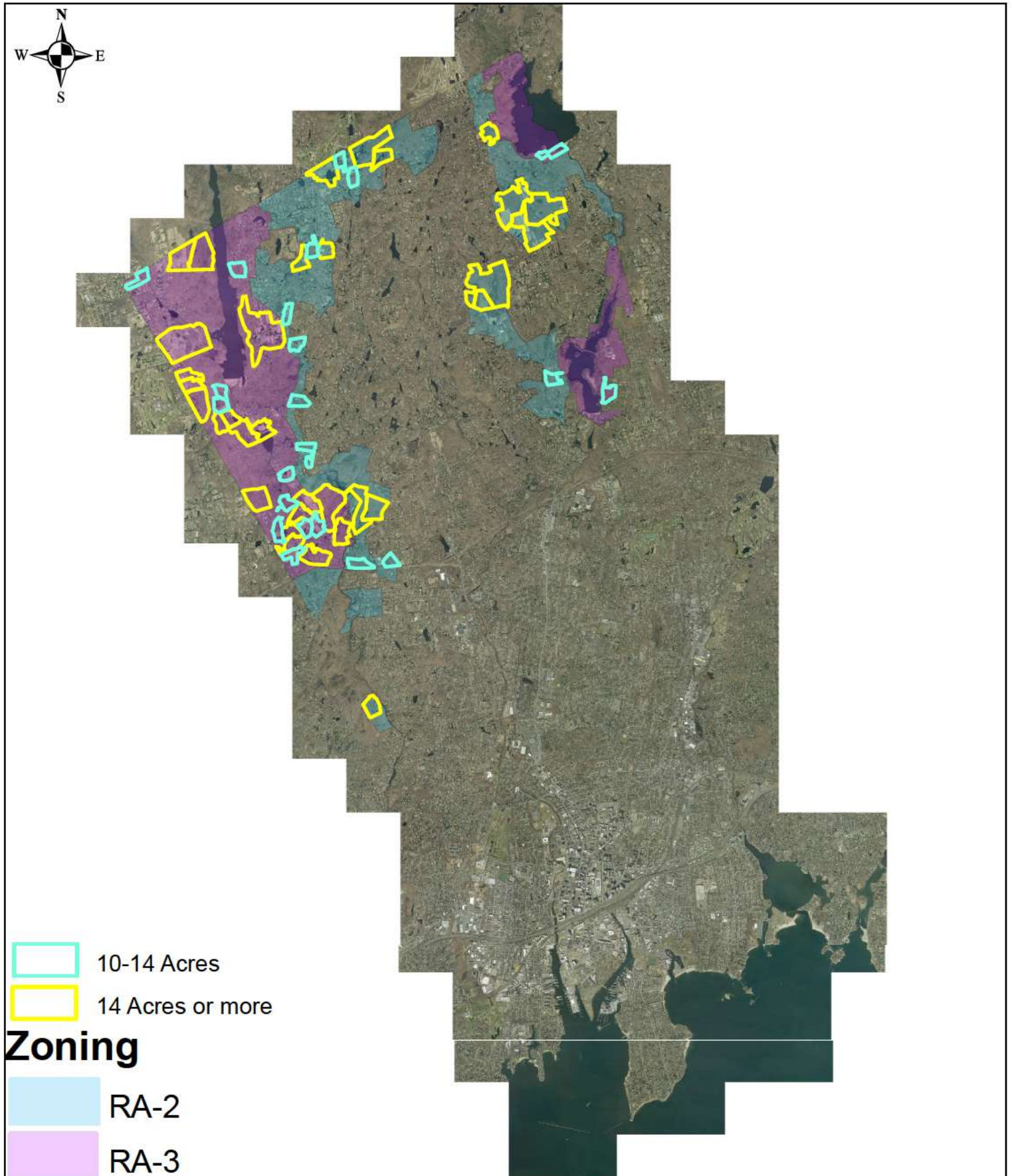


RA-2



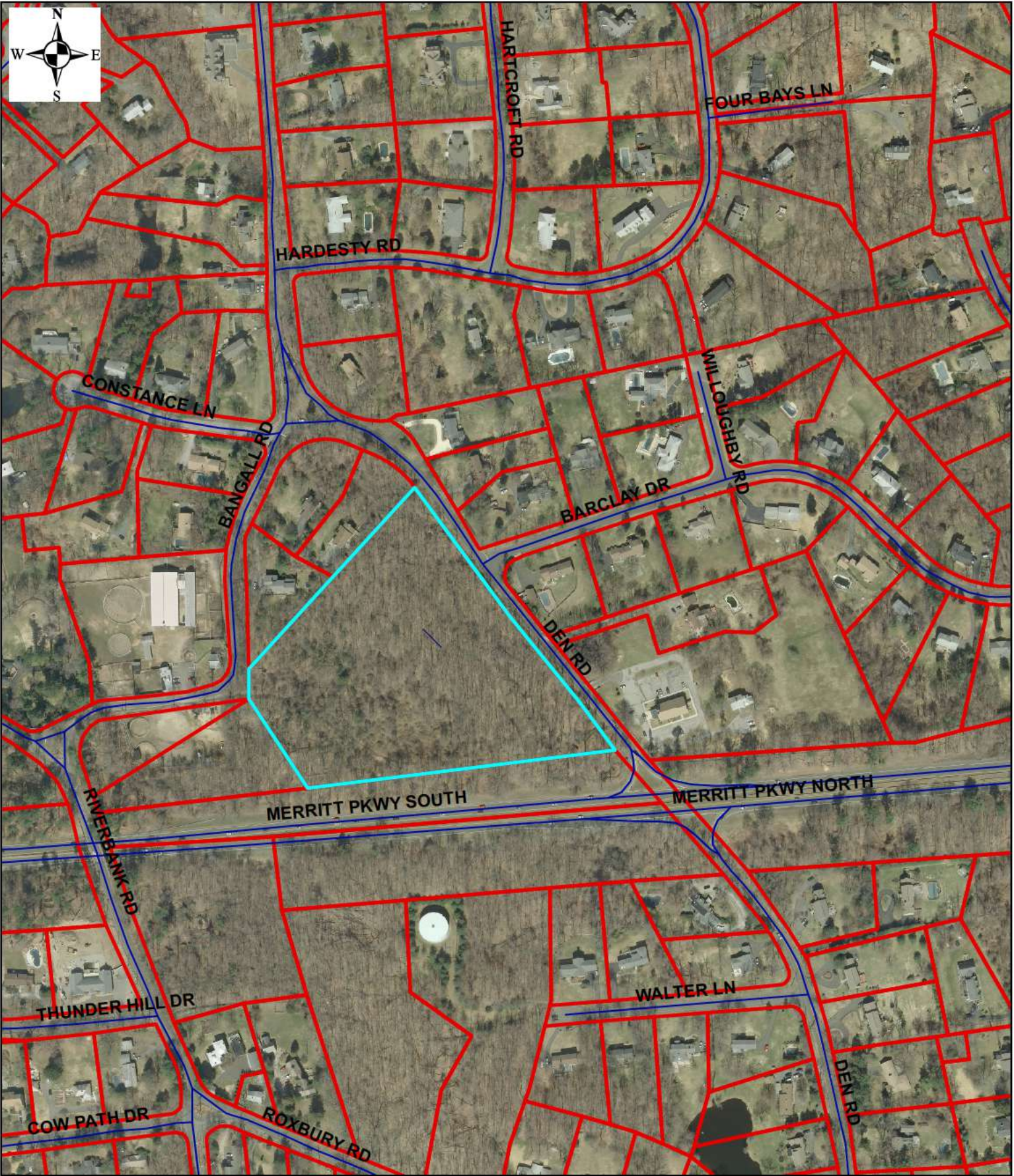
RA-3

# 10+ and 14+ Acre Properties Eligible for Soccer Club Use





# 0 Den Road 003-5958



400 200 0 400 Feet

10.16 Acres



# 0 Erskine Road 000-9199



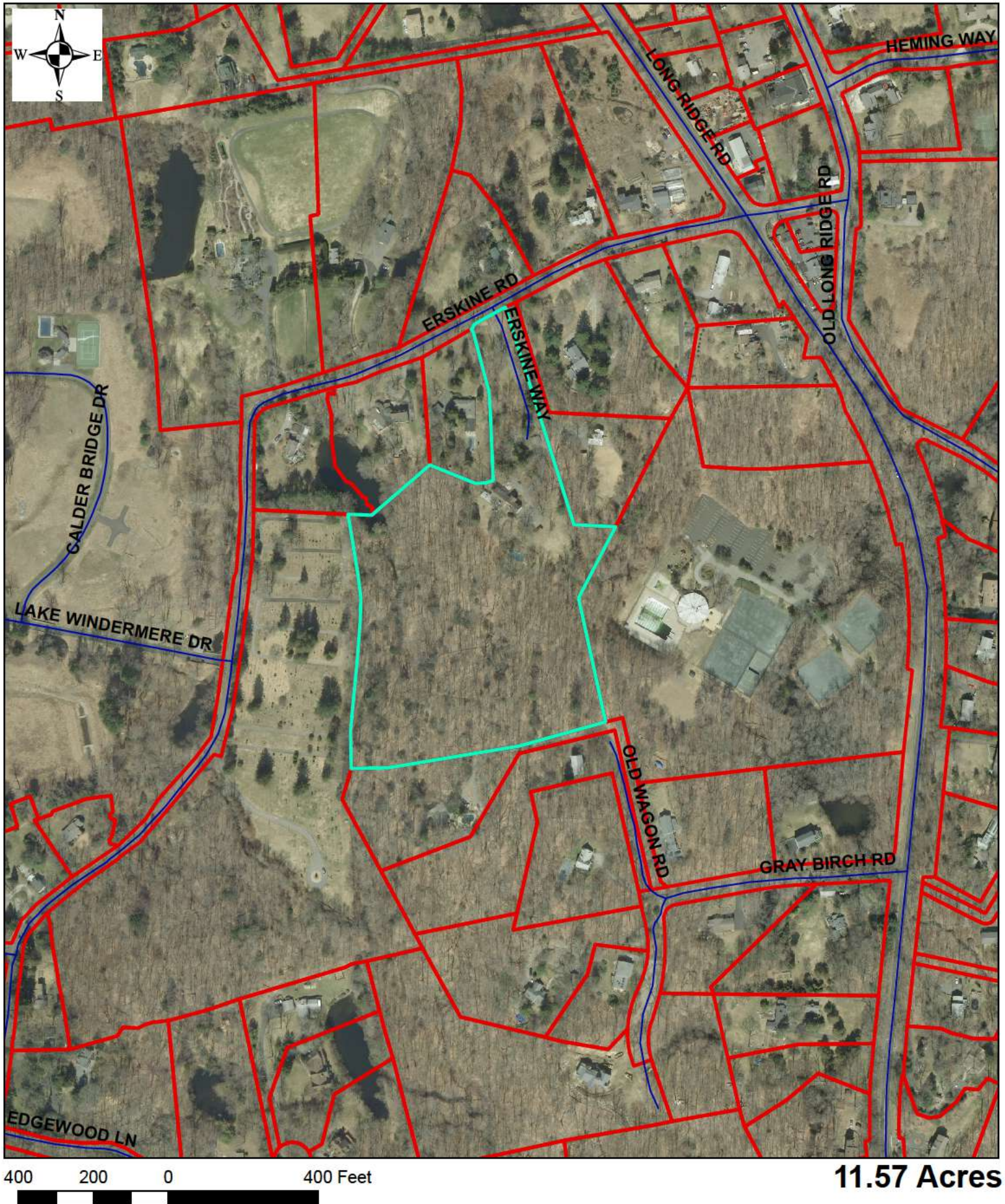
400 200 0 400 Feet

13.6178 Acres

O'DONNELL/LAW



# 82 Erskine Road 000-6450



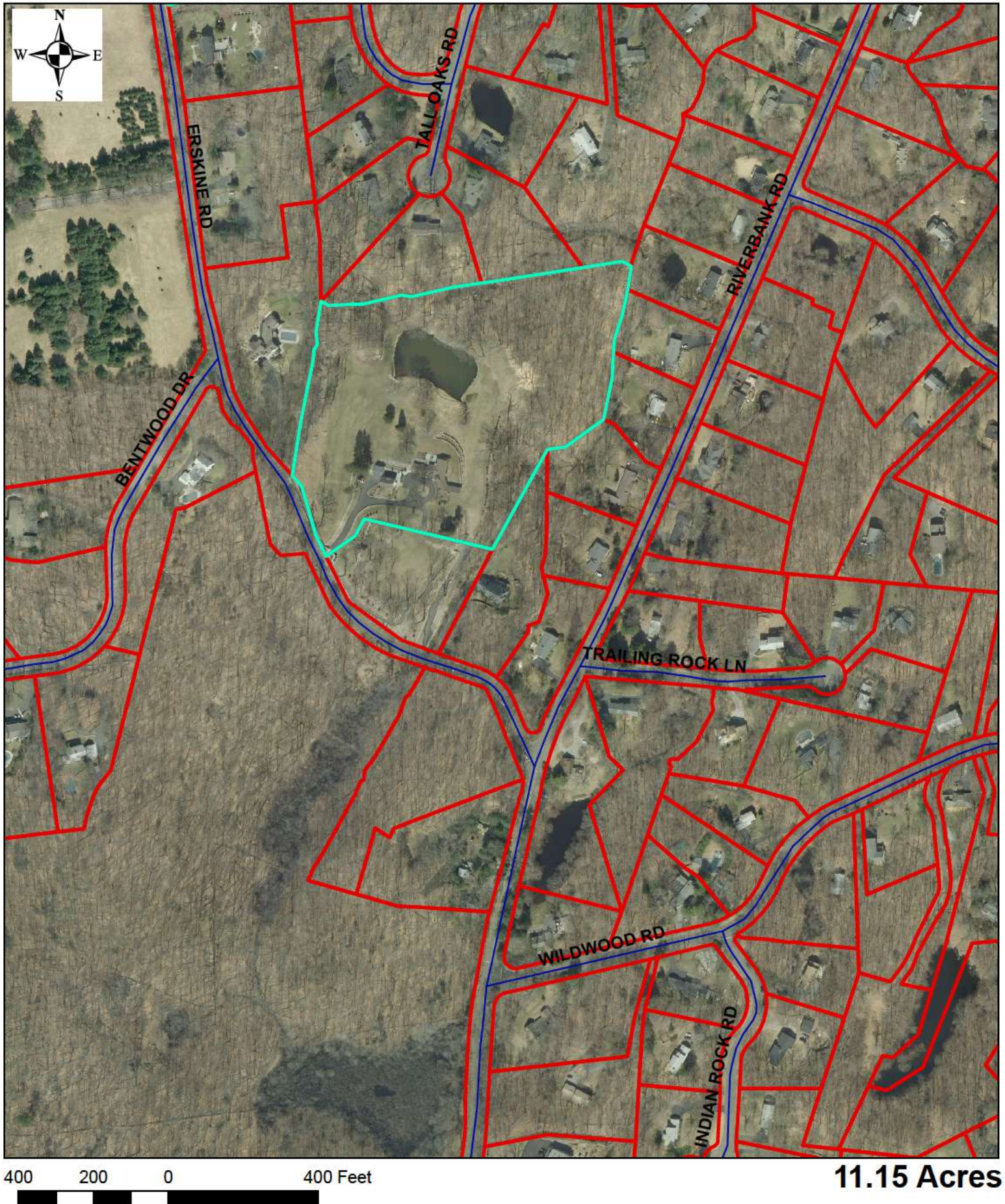


# 478 Erskine Road 002-6598



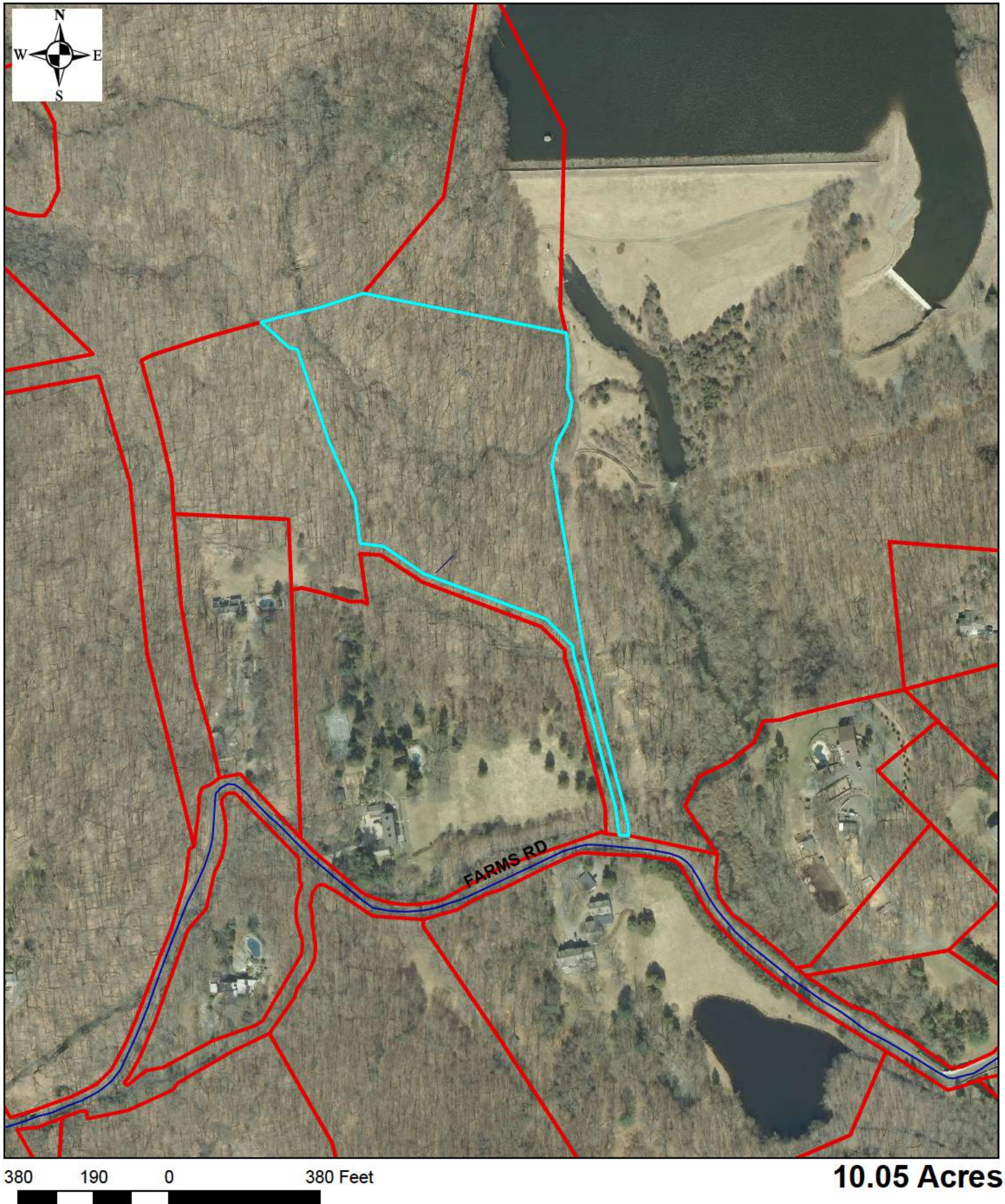


# 678 Erskine Road 001-6025





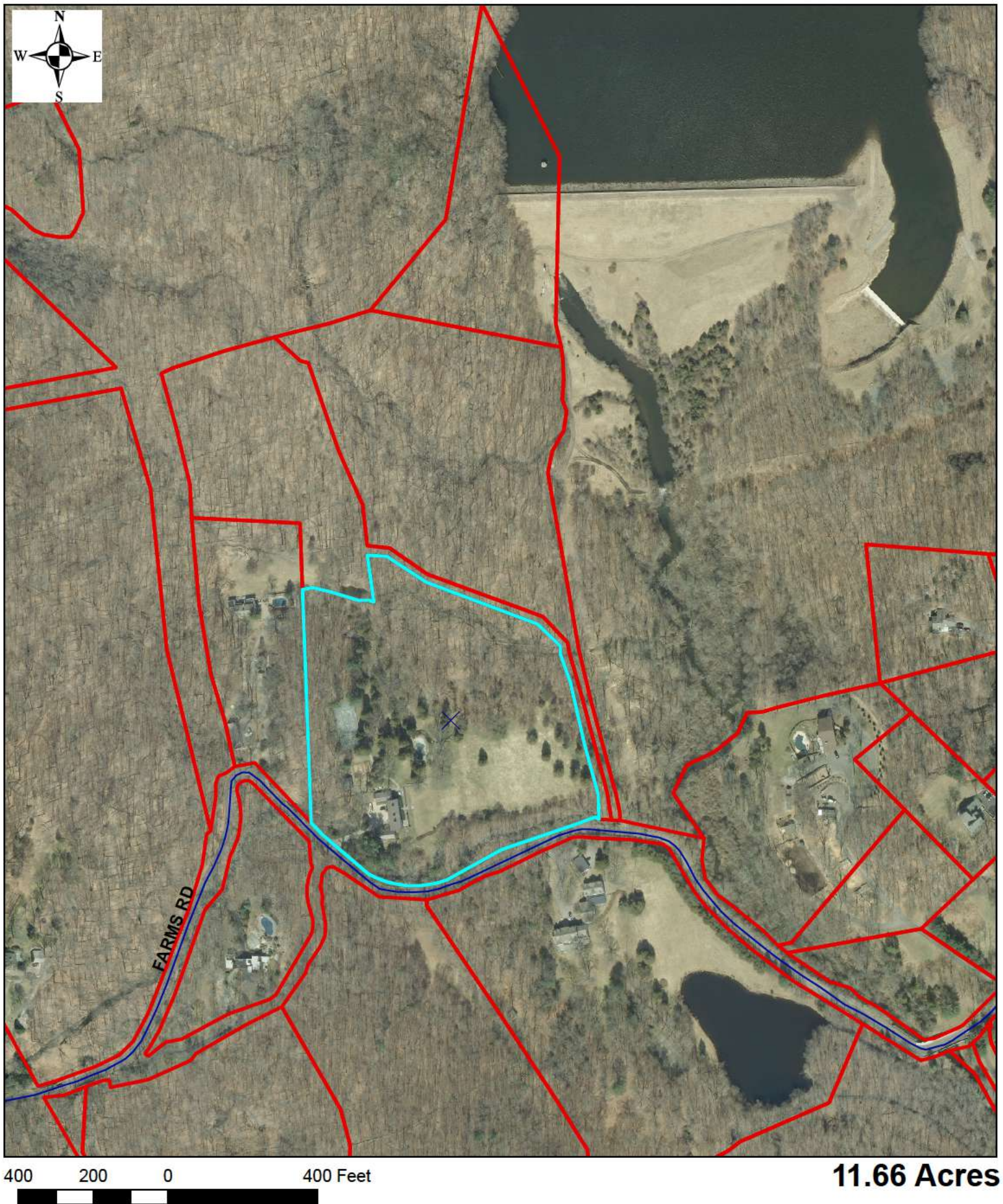
# 389 Farms Road 003-2008



10.05 Acres



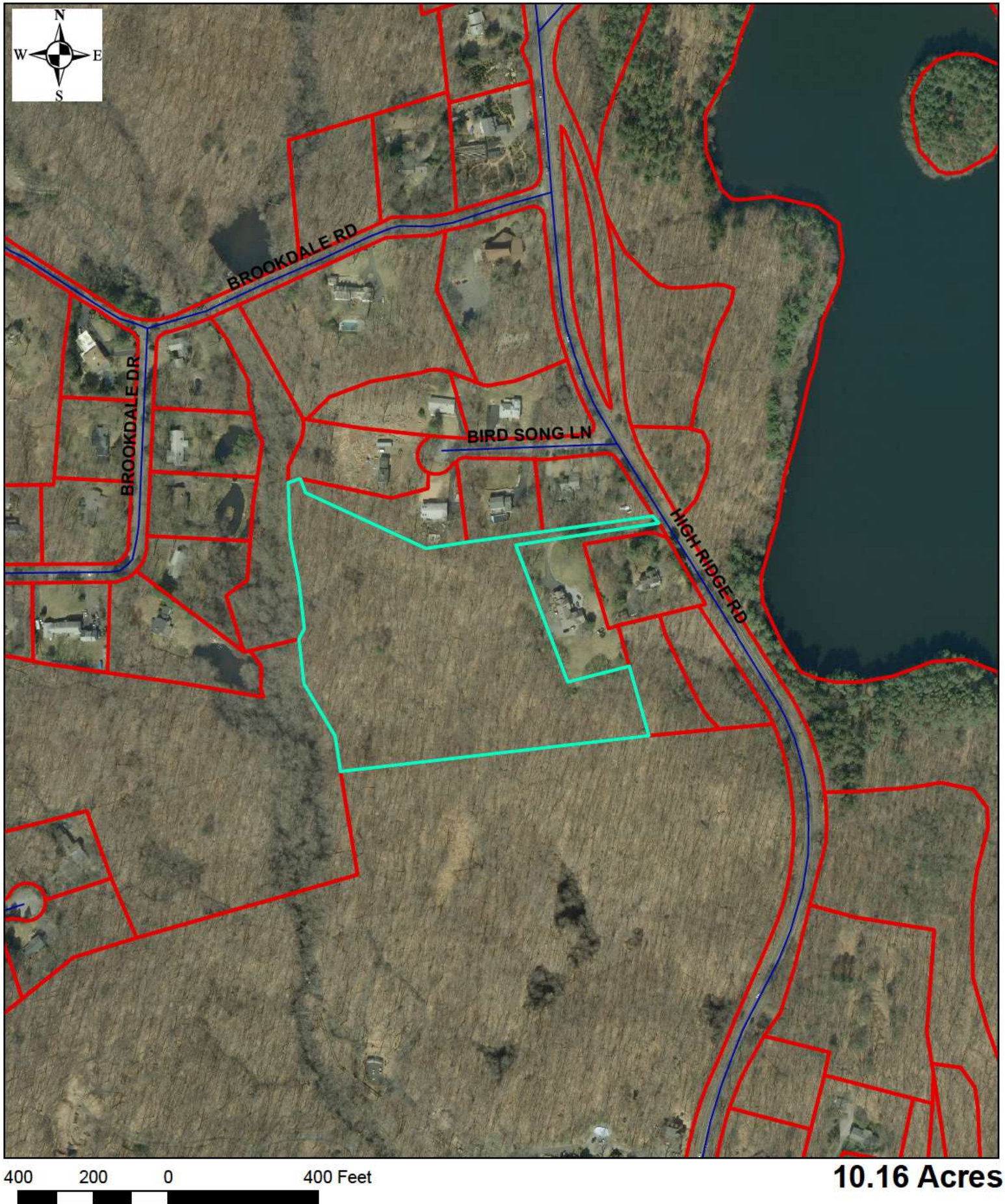
# 389 Farms Road 003-2010



11.66 Acres

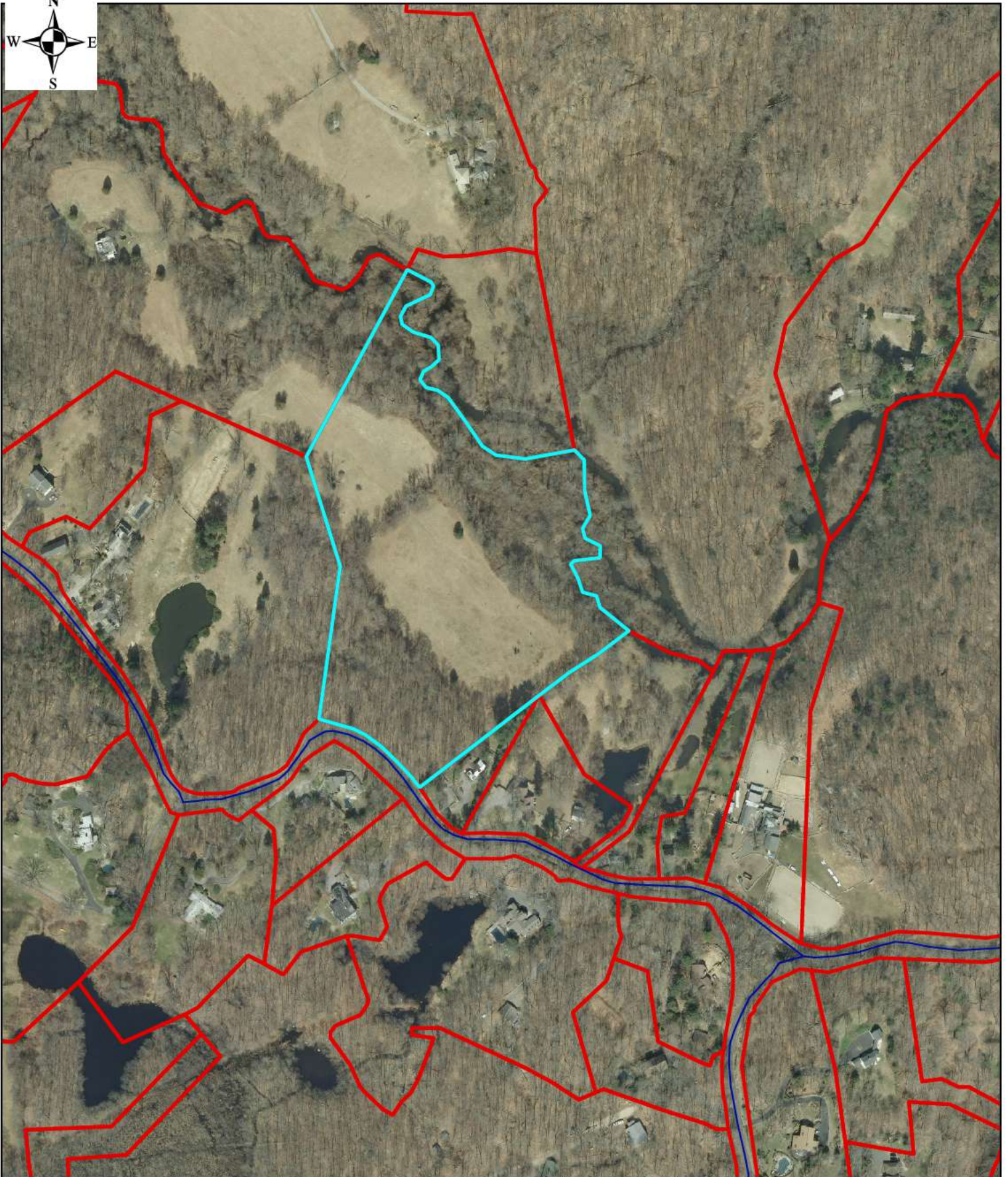


# 0 High Ridge Road 003-2879





# 0 June Road 002-7258

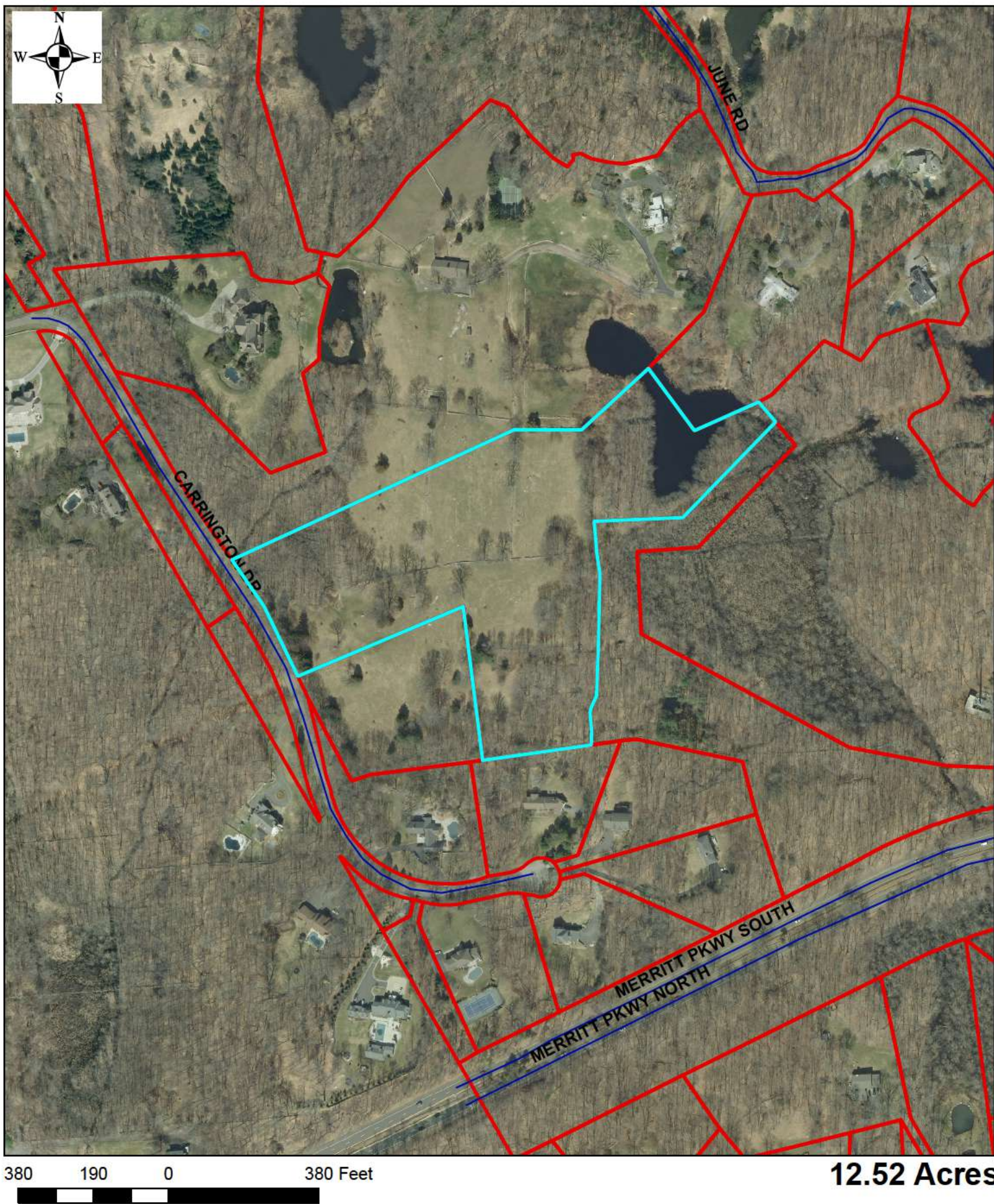


400 200 0 400 Feet

13.1 Acres

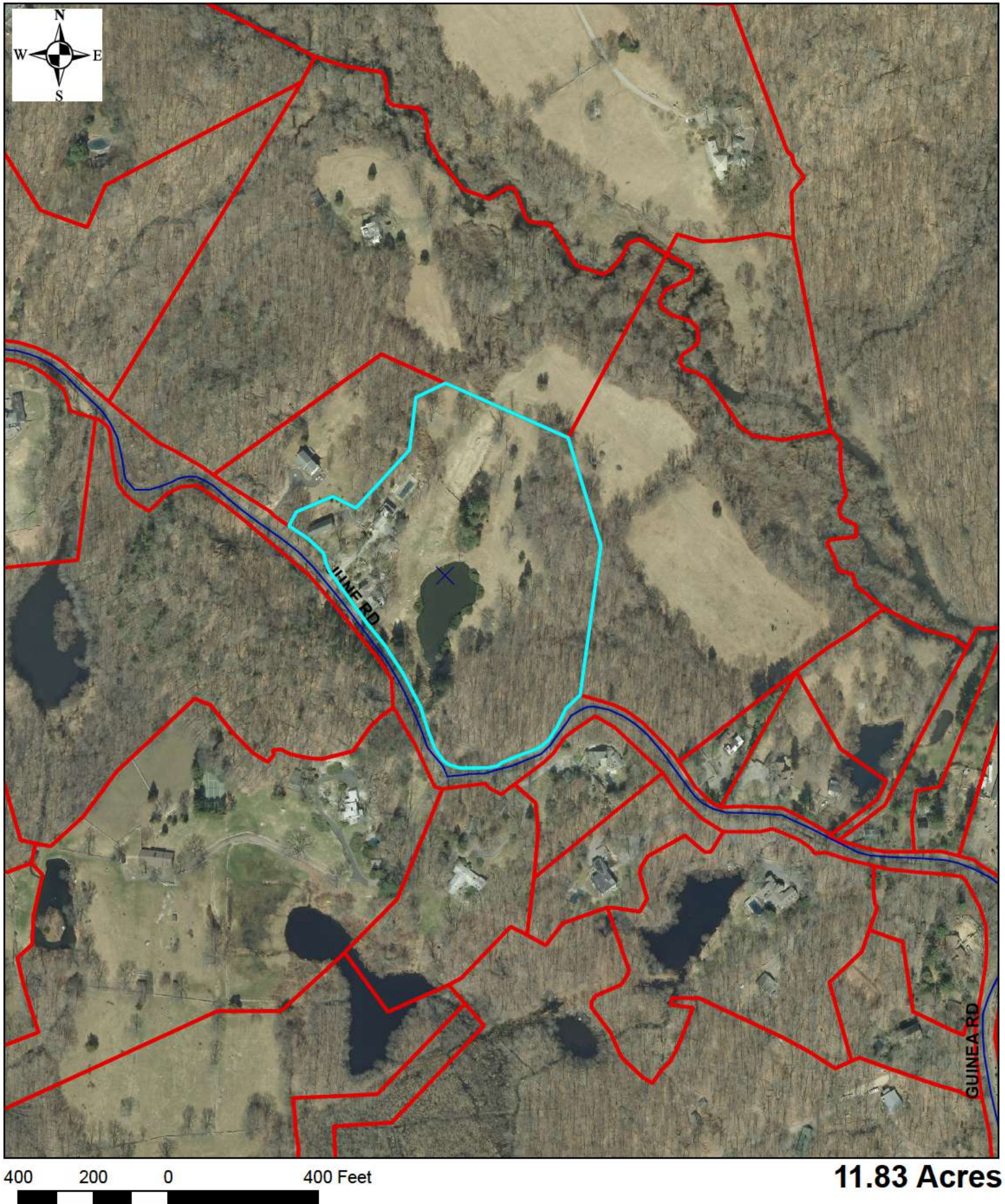


# 0 June Road 004-2372



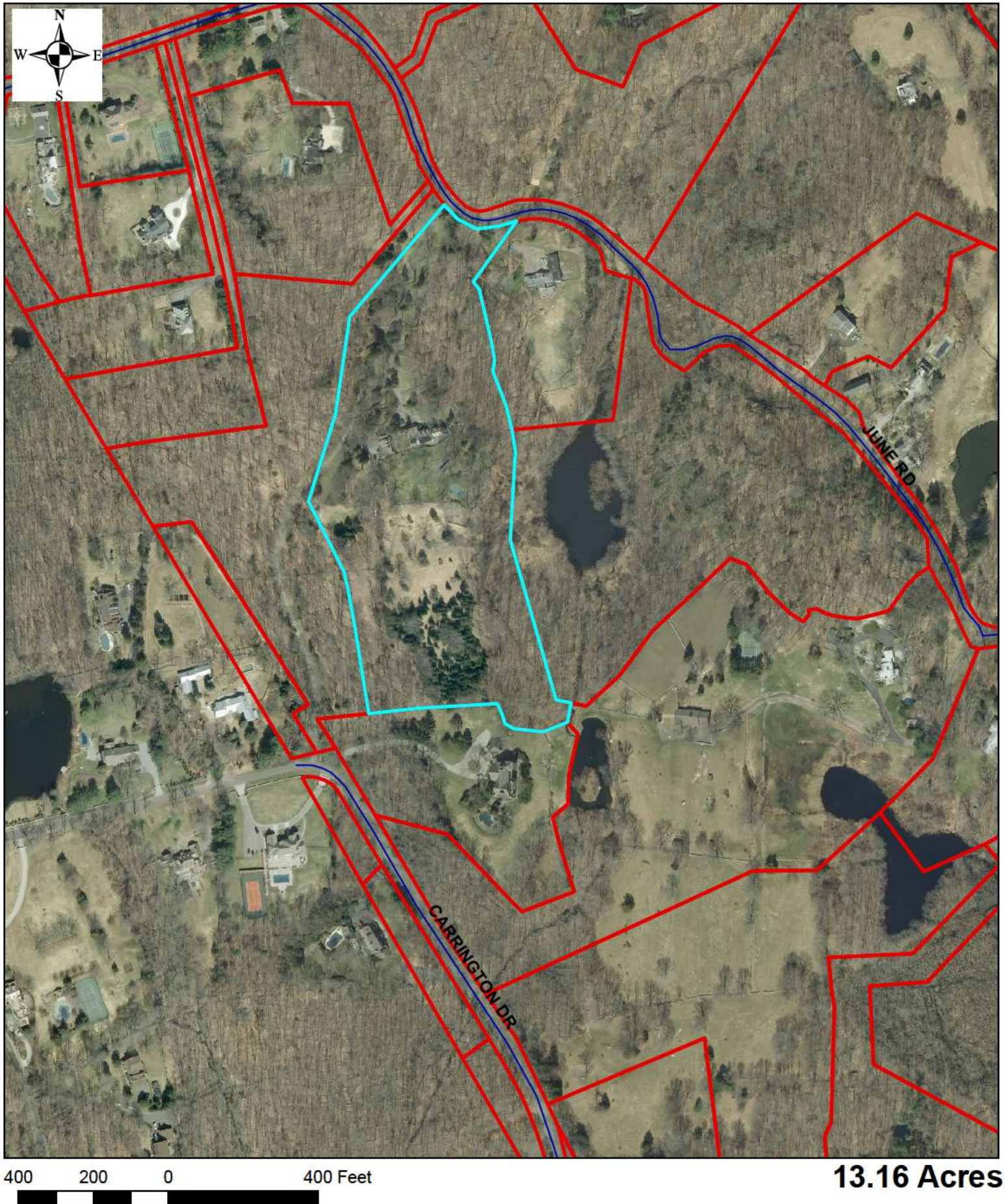


# 279 June Road 004-2588



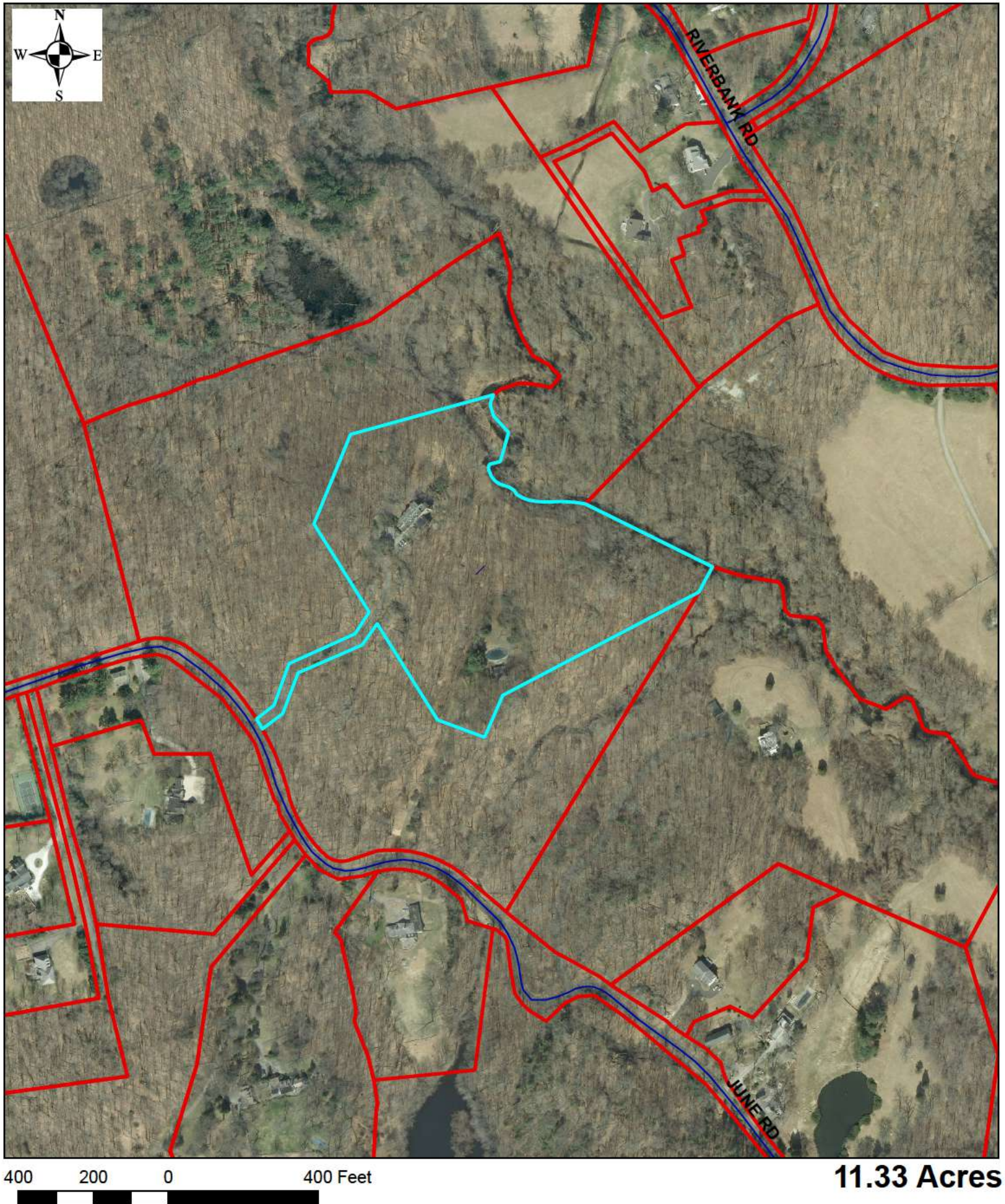


# 404 June Road 001-4943





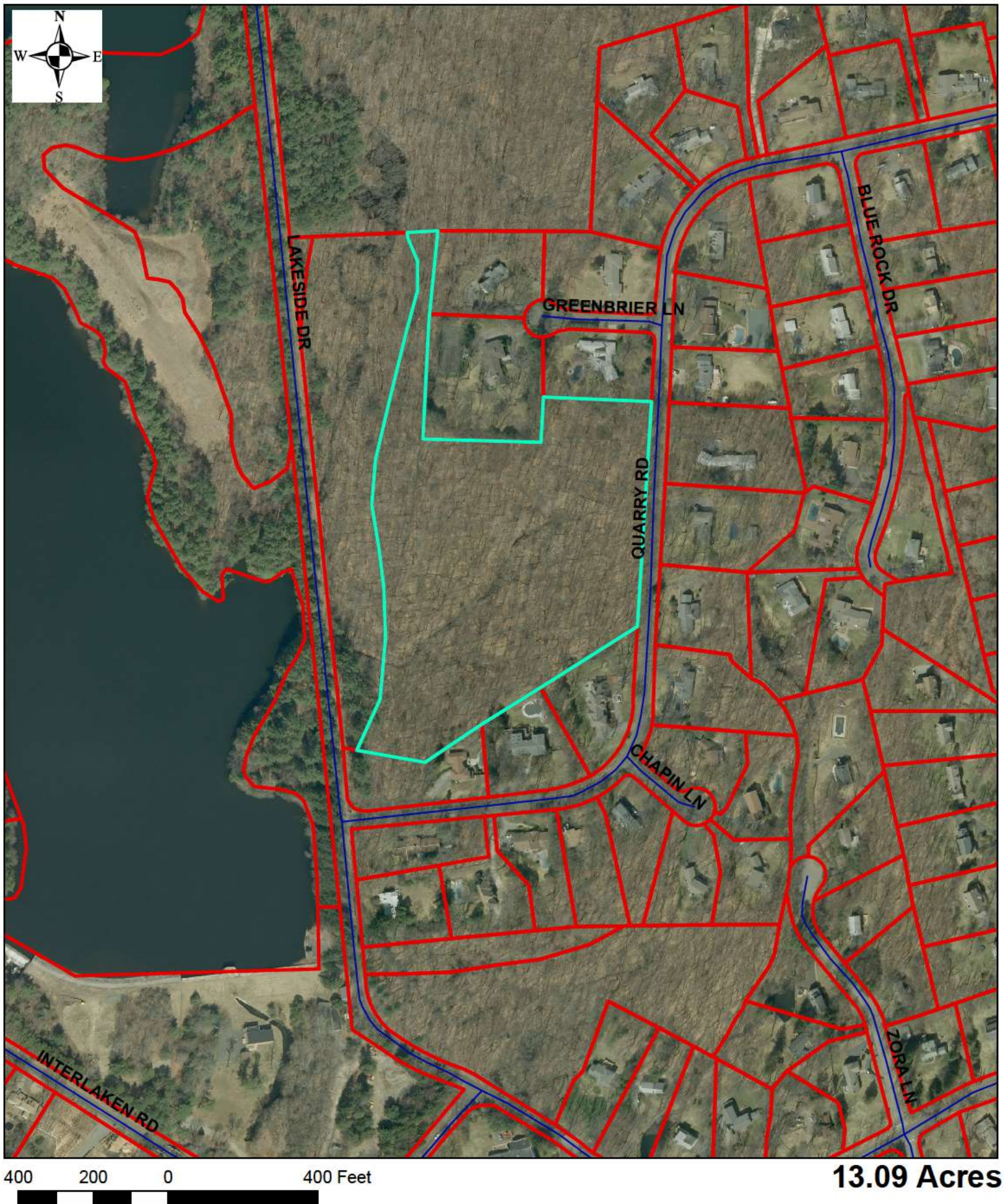
# 425 June Road 002-8603



11.33 Acres

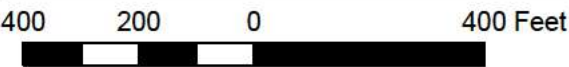


# 0 Quarry Road 004-2763





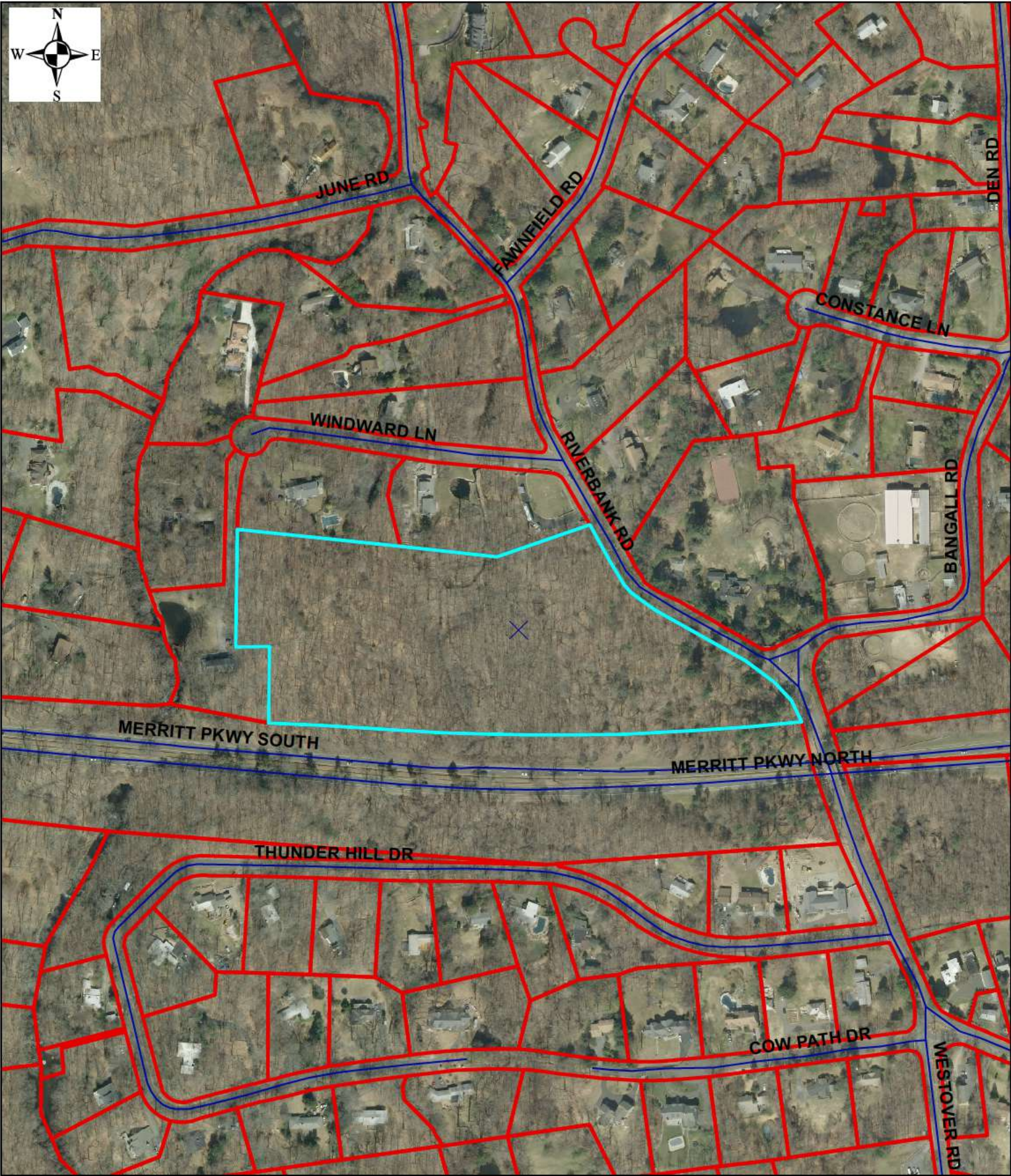
# 0 Reservoir Lane 004-2786



13.08 Acres



# 0 Riverbank Road 002-5878

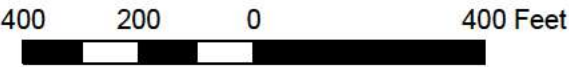
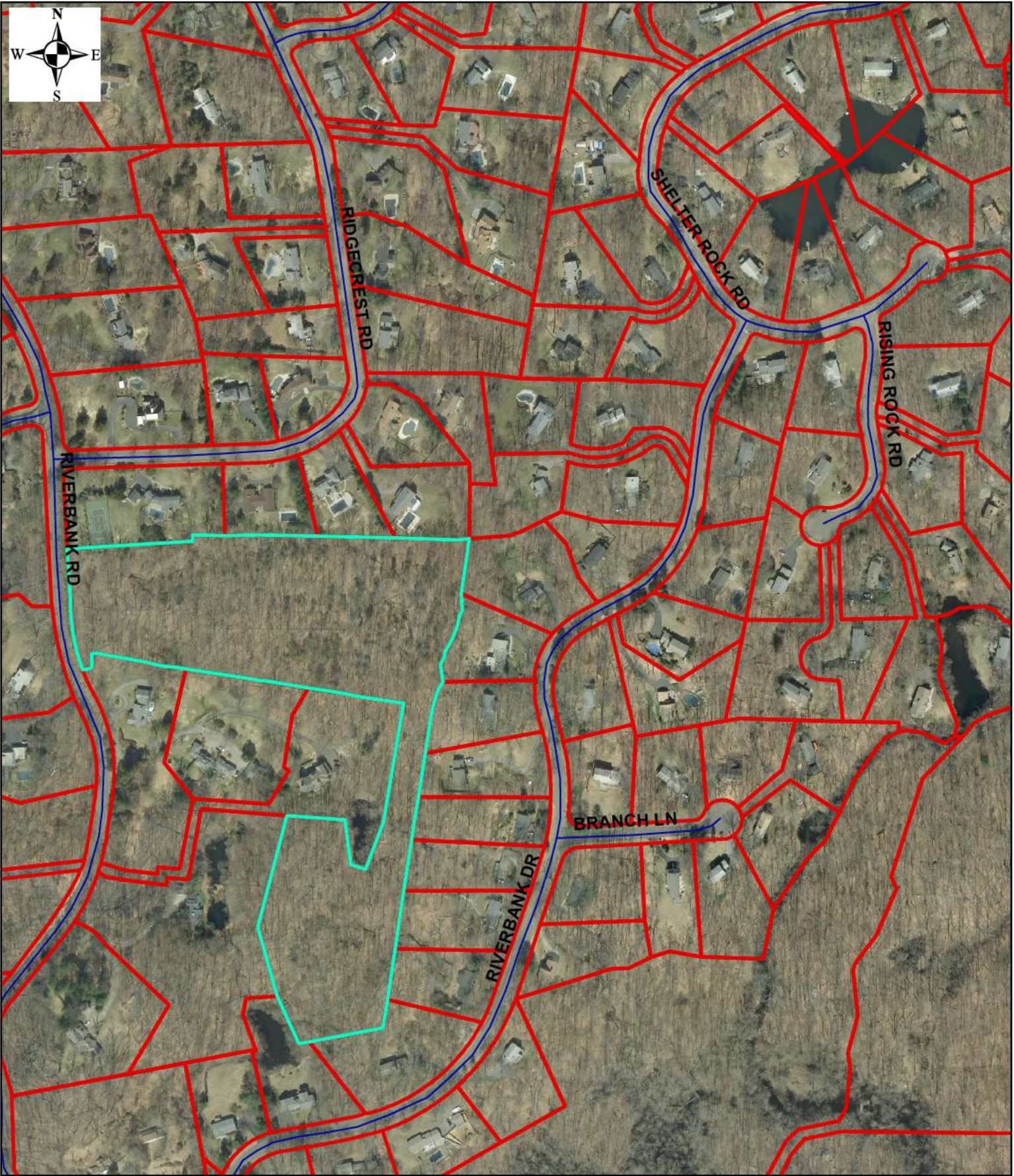


410 205 0 410 Feet

14.6 Acres



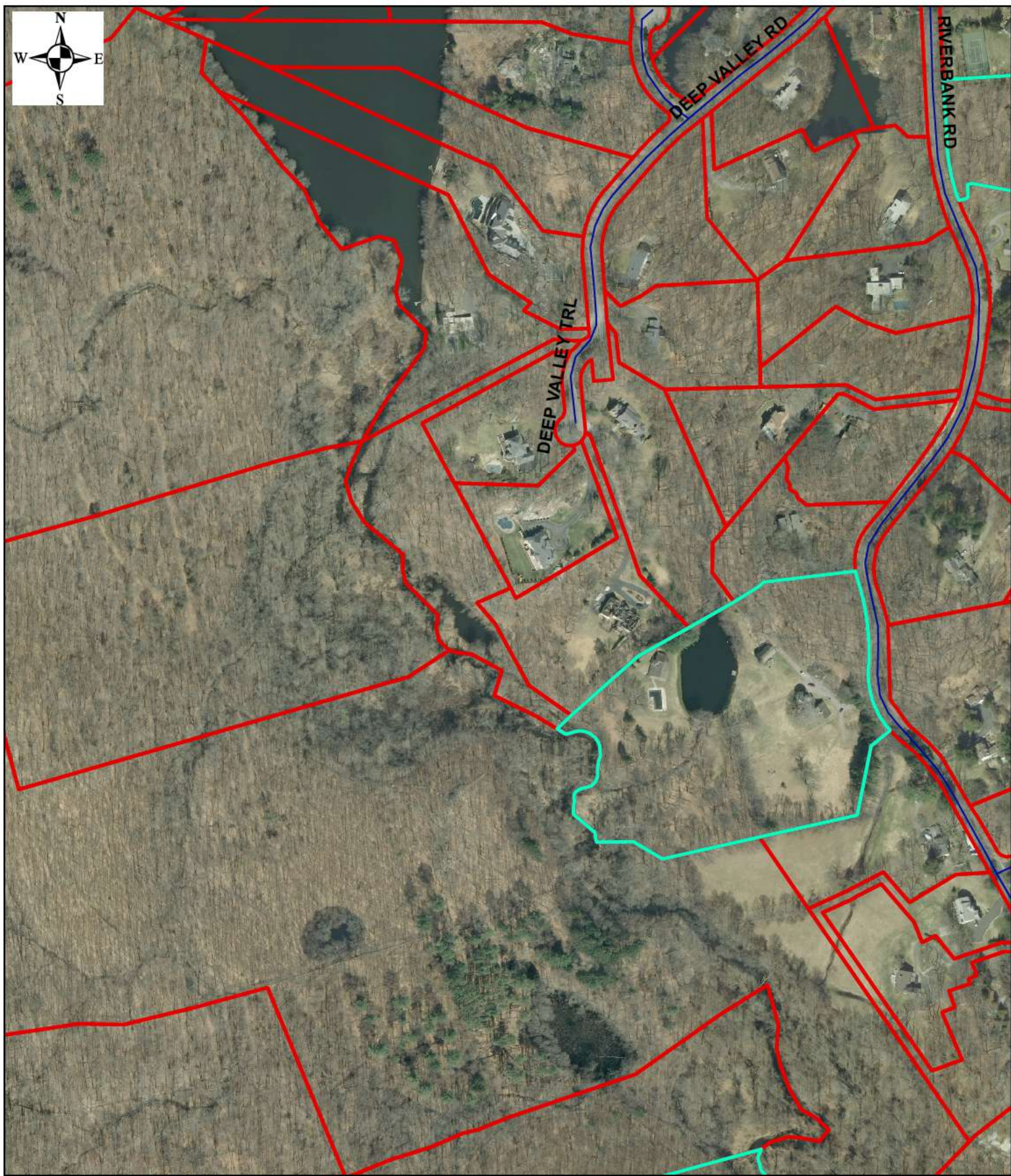
0 Riverbank Road 003-9590



13.27 Acres



# 746 Riverbank Road 001-0119

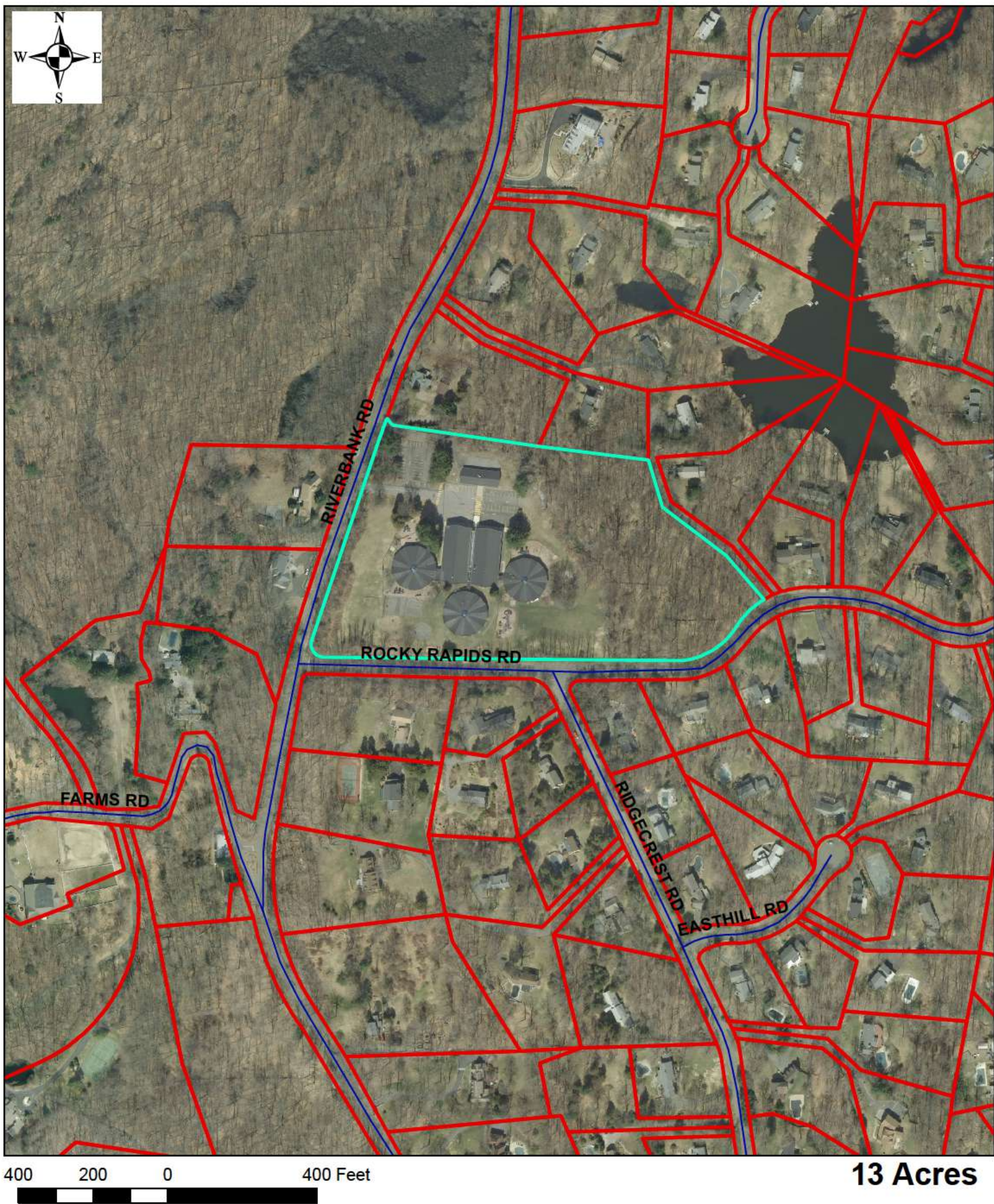


400 200 0 400 Feet

10.22 Acres



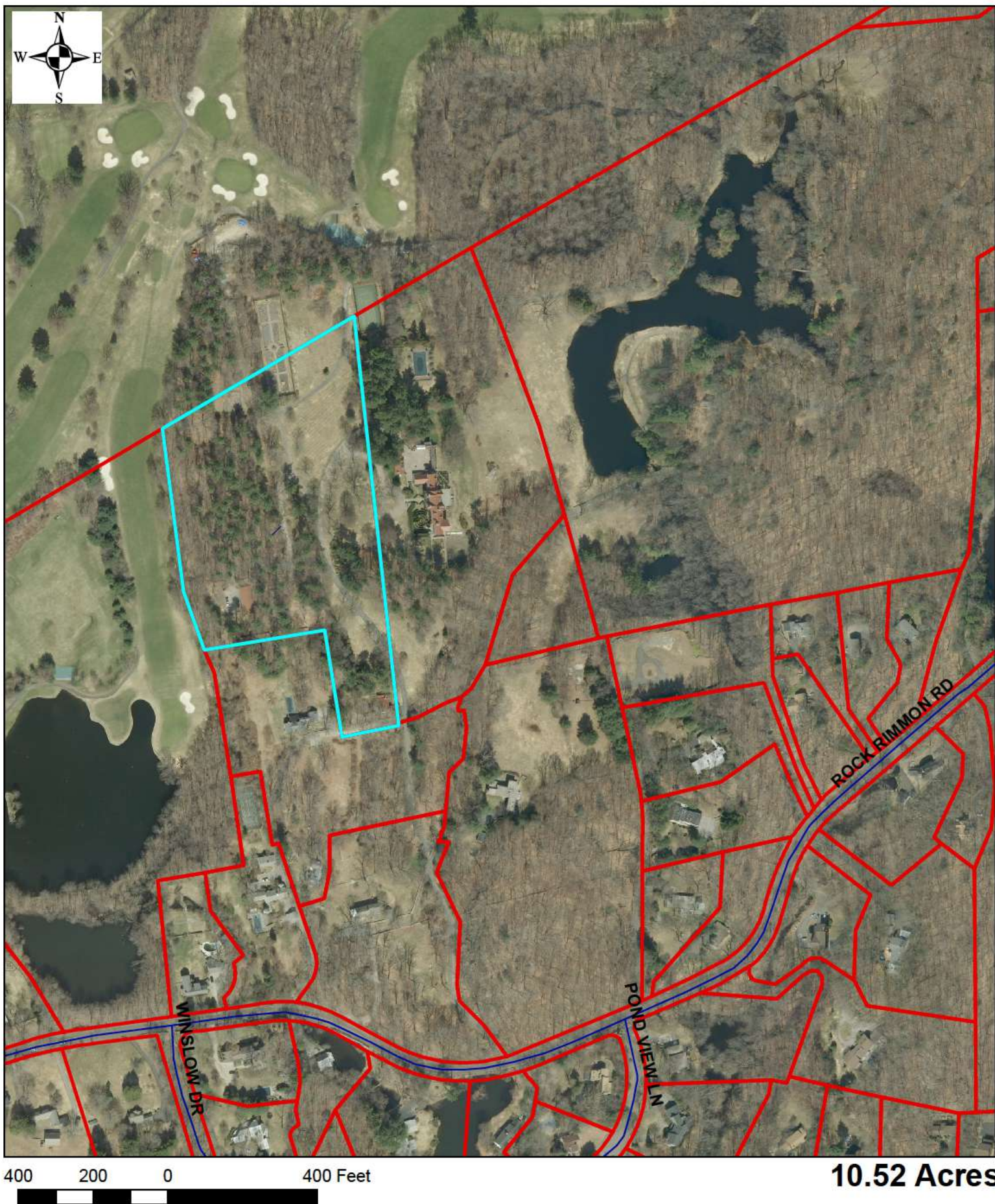
# 1093 Riverbank Road 002-6077



13 Acres



# 0 Rock Rimmon Road 001-6800



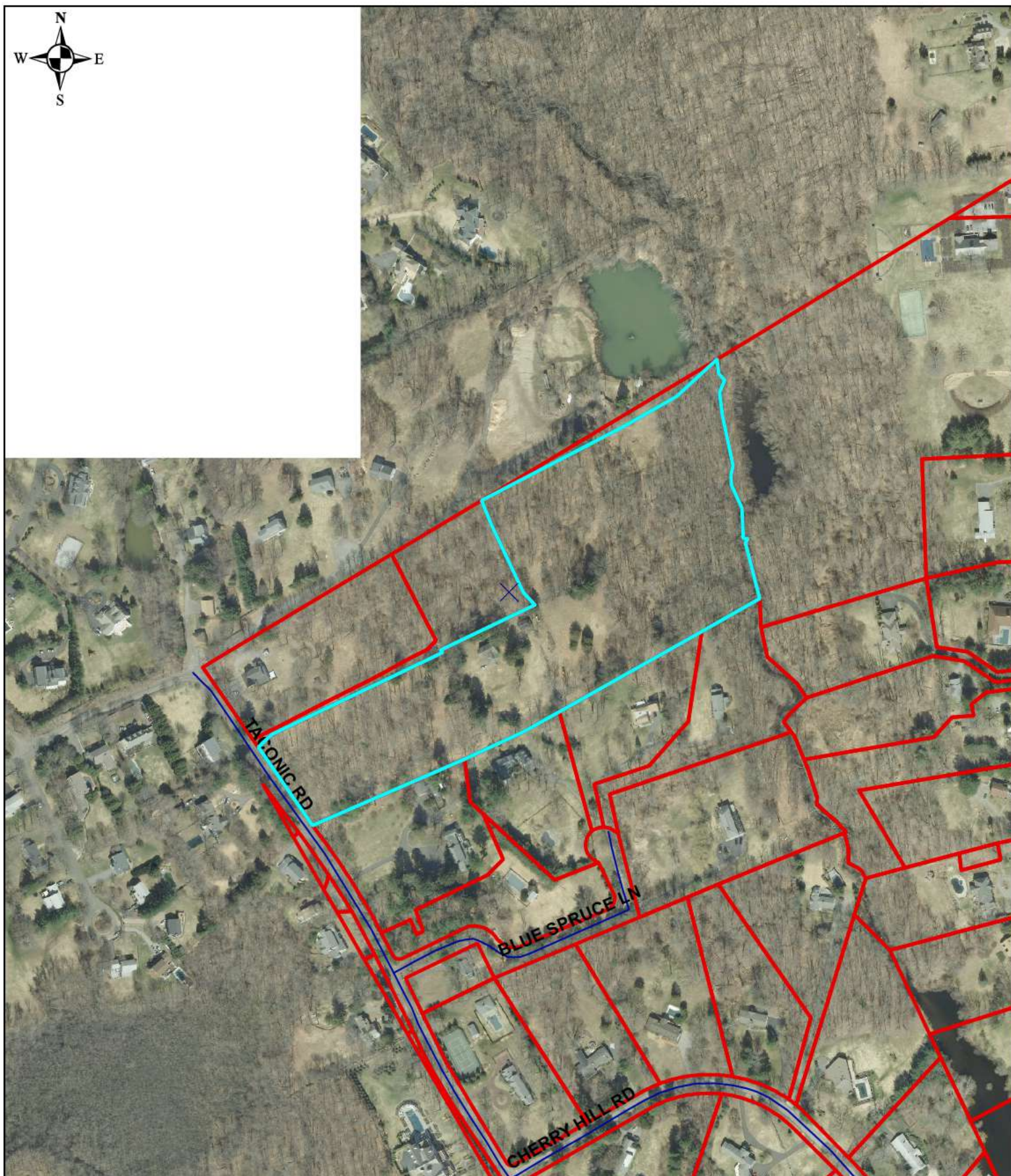


# 1219 Rock Rimmon Road 001-6799





# 474 Taconic Road 000-1139



400 200 0 400 Feet

12.5 Acres