

MAYOR  
**Caroline Simmons**



**CITY OF STAMFORD  
ZONING BOARD  
LAND USE BUREAU**  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

Land Use Bureau Chief  
**Ralph Blessing**

Principal Planner  
**Vineeta Mathur**  
(203) 977-4716  
[vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov)

Associate Planner  
**Lindsey Cohen**  
(203) 977-4388  
[lcohen@stamfordct.gov](mailto:lcohen@stamfordct.gov)

**RECEIVED**

October 30, 2023

Ms. Theresa Dell, Chair, Planning Board  
Land Use Bureau, City of Stamford  
888 Washington Blvd.  
Stamford, CT 06904

**OCT 30 2023**

**PLANNING BOARD**

**RE: Application 223-41 -208 West Avenue LLC, 208 West Avenue, Stamford, CT - Text Change** – Applicant is proposing amendments to Section 12.D.23 Self Storage Facilities and Section 4.B.10.c Development Standards.

**RE: Application 223-42 -208 West Avenue LLC, 208 West Avenue, Stamford, CT -Map Change** –Applicant is proposing to rezone 208 West Avenue from the current R-MF (Residential Multi Family) to proposed NX-D (Neighborhood Mixed Use Design District).



Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Applications for a Text Change and a Map Change are hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **December 4, 2023**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

  
Vineeta Mathur  
Principal Planner 



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

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see Fee Schedule below), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

**Fee Schedule**

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): 208 West Avenue LLC

APPLICANT ADDRESS: c/o Agent: Carmody Law, Attn: Jason Klein, 1055 Washington Blvd, Stamford, CT 06901

APPLICANT PHONE: c/o Agent: 203-252-2669

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

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 208 West Avenue

PROPOSED TEXT CHANGE: See enclosed Schedule A

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? Y (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 12<sup>th</sup> DAY OF October 20 23

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 October 12 20 23  
 COUNTY OF FAIRFIELD

Personally appeared Jason Klein, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

[Signature: Daniel Chapple]  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: 223-41 Received in the office of the Zoning Board: Date: \_\_\_\_\_

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

**Schedule A – Proposed Regulation Amendment**

Proposed text in *[bracketed, red italics]*

Language proposed to be deleted is struck through.

**12.D.23. Self Storage Facilities**

Self-Storage Facilities shall have one (1) *Parking Space* for every ~~5,000 square feet of Gross Floor Area~~, which may be provided at a point not more than 500 feet distant in a direct line from the nearest part of the Building served, provided that directly accessible ground level units shall have one (1) space on site for every 2,000 square feet of such accessible *Gross Floor Area* (216 16). *[10,000 square feet of Gross Floor Area.]*

**4.B.10.c Development Standards (223-08; 223-09)**

Standard	Commercial and Industrial Uses (no residential)
Maximum <i>Floor Area Ratio</i> *	1.0 <i>[1.5 for uses consisting solely of self-storage facilities]</i>

## Schedule B - Qualitative Analysis

The proposed amendments to Sections 12.D and 4.B.10 of the Zoning Regulations of the City of Stamford (the “Zoning Regulations”), serve to further the overall purpose of incentivizing smart growth and development within the City of Stamford (the “City”), while right-sizing parking regulations applicable to self-storage use. Proposed changes include:

- a. *Right-sizing the mandatory minimum parking requirements for Self-Storage Facilities.*

The Zoning Regulations currently require 1 parking space for every 5,000 sf of gross floor area devoted to Self-Storage Facility use. Additional parking is required for ground-level units accessible at grade.<sup>1</sup>

As noted in the enclosed Parking Assessment prepared by SLR (the “Parking Assessment”) dated August 28, 2023, self-storage facilities “are some of the lowest trip and parking generating uses.”<sup>2</sup> The Parking Assessment notes that the Institute of Transportation Engineers (ITE) *Parking Generation Manual* indicates “ parking ratio of .10 parking spaces per 1,000 square feet (or 1 parking space per 10,000 square feet) of self-storage use” would be appropriate for self-storage uses.<sup>3</sup>

To confirm the ITE data, SLR conducted field observations of parking utilization at the self-storage facility located at 11 Leon Place, Stamford, Connecticut (the “Property”). The Property is currently improved with a 88,229 square foot Self-Storage Facility, which is further supported by 18 parking spaces and 2 loading spaces. Field observations show that a maximum of 4 parked vehicles utilized onsite parking at any given time.<sup>4</sup> “In other words,” the Parking Assessment states, “field observations indicate that this facility generates only one (1) parking space for every 22,000 sf of gross floor area devoted to self-storage use.”<sup>5</sup>

As field observations and ITE data indicate, the current mandatory minimum parking requirement for Self-Storage Facilities is unnecessarily high. The Applicant proposes right-sizing this requirement in accordance with these factors. While field observations indicate the parking ratio could be reduced to one (1) parking space for every 20,000 square feet of Gross Floor Area devoted to a Self-Storage Facility use, the Applicant proposes amending the requirement to one (1) parking space for every 10,000 square feet of Gross Floor Area of Self-Storage Facility Use in accordance with the ITE data.

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<sup>1</sup> See Zoning Regulations Sec. 12.D.23.

<sup>2</sup> The Parking Assessment, pg. 1.

<sup>3</sup> The Parking Assessment, pg. 3.

<sup>4</sup> Parking counts were conducted on Thursday, June 15, 2023 through Sunday June 18, 2023, and on August 17, 2023.

<sup>5</sup> The Parking Assessment, pg. 2.

- b. *Permit Self-Storage Facilities within the NX-D Zone to maintain Floor Area Ratios (FAR) of up to 1.5.*

As indicated above, Self-Storage Facilities “are some of the lowest trip and parking generating uses.”<sup>6</sup> As such, they can be constructed at larger sizes than other commercial and industrial uses without having the same impact on surrounding neighborhoods and uses. No changes are proposed to the existing standards controlling Building Height and Building Coverage, which will continue to control the development of self-storage facilities within the NX-D. It should be noted that this facet of the proposed Text Change only impacts those properties within the NX-D Zone. As such, Self-Storage Facility uses constructed under these standards will undergo full Site Plan review by either the Zoning Board or the Land Use Bureau Director. This comprehensive review will ensure any proposed Self-Storage Facility is in full compliance with the design standards of the NX-D Zone. Self-Storage Facilities built under the proposed Text Change will also be reviewed by the City’s Engineering, EPB, Transportation, Health, WPCA, and Fire departments.

### Applicable Areas

The proposed Text Change to Section 12.D.23 will right-size the parking requirement applicable to Self-Storage Facilities within the City. The proposed Text Change to Section 4.B.10.c will only impact Self-Storage Facilities within the NX-D Zone.

### Conformance with the Master Plan Objectives

The proposed changes promote many policies and objectives of the Master Plan, including:

- Retain existing businesses;
- Attract new and diverse companies
- Capture job growth in expanding sectors;<sup>7</sup>
- “Continue to pursue a balance of uses that promote vibrancy and economic vitality.”<sup>8</sup>
- “Increase Economic Diversity and Resiliency.”<sup>9</sup>

### Mobility

The proposed change to Section 12.D.23 will help to right-size parking standards contained in the Zoning Regulations.

All Self-Storage Facilities within the NX-D Zone will undergo seeking to utilize the proposed changes must undergo Site Plan Review by either the Zoning Board or Land Use Bureau Chief. This review includes traffic studies and impact reviews which are reviewed and approved by both the Transportation, Traffic and Parking (“TTP”).

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<sup>6</sup> The Parking Assessment, pg. 1.

<sup>7</sup> See Master Plan, pg. 67.

<sup>8</sup> See Master Plan, pg. 57.

<sup>9</sup> See Master Plan, pg. 67.

## Housing

No changes impacting housing are proposed.

## Schools and Community Facilities

The proposed changes should have a positive impact on community facilities and schools in particular. Right-sized redevelopment encouraged by the proposed Text Changes will provide increases in property and other taxes on underutilized properties.

## Infrastructure

The proposed Text Change will have no adverse impact on infrastructure. Eliminating unnecessary parking areas will encourage a reduction in impervious coverage and associated runoff. Self-Storage Facilities in the NX-D will continue to undergo careful Site Plan Review, which is informed by the feedback from various municipal departments (such as the Engineering Department and the EPB).

## Public Safety

No adverse impacts are anticipated.

## Parks and Open Space

No adverse impacts are anticipated.

## Environmentally Sensitive Area

The proposed changes should have a positive effect on environmentally sensitive areas by reducing the need for unnecessary impervious parking areas.

## Historic Resources

No adverse impacts are anticipated.

## Quality of Life

The proposed regulation changes will help to improve the quality of life in the City by reducing the need for unnecessary paved parking areas, and facilitating the creation of additional self-storage space to meet the needs of current and future Stamford residents.

## Development Benefits

- Permits, WPCA, and other fees, and increased property taxes;