



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 filling 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): Richard W. Redniss (22-1st Corp)

APPLICANT ADDRESS: 22 First Street, Stamford, CT 06905

APPLICANT PHONE #: (203) 327-0500

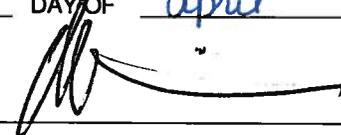
IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 22 First Street

PROPOSED TEXT CHANGE: See attached Text Change

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? yes (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 14th DAY OF April 20 16

SIGNED: 

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
 COUNTY OF FAIRFIELD ss STAMFORD 4/14 20 16

Personally appeared Richard W Redniss, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.





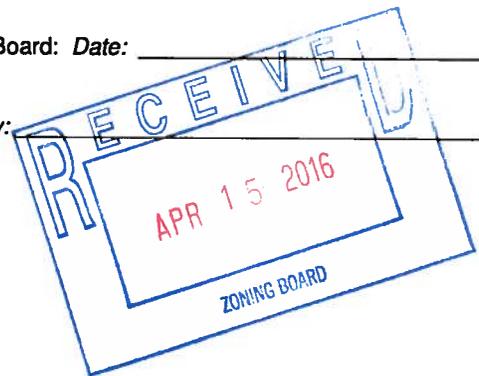
Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Date: _____

By: _____

Revised 01/04/10



April 14, 2016

Norman Cole, Land Use Bureau Chief
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

Re: Self-Storage Parking Regulations

Dear Mr. Cole,

As discussed, enclosed please find an application and supportive materials for a proposed Text Change amending the Section 12 Automobile Parking and Loading Space, subsection D.18 Warehouses and Self-Storage Facilities to separate Self-Storage Facilities from Warehouses.

Self-Storage Facilities have a lower parking demand than one (1) parking space per 2,000 square feet. Data from the Institute of Transportation Engineers (ITE) concludes that the average demand ranges between 0.11 and 0.14 for weekdays and weekend peaks (i.e. one (1) parking space per every 7,000 square feet). To be conservative we focused on the 85th percentile data to support a proposed requirement of one (1) parking space per every 5,000 square feet of floor area.

Enclosed is a proposed demonstration plan showing potential future implementation of the text change with a potential mixed-use facility on Shippan Avenue.

In support of the Text Change application, enclosed please find:

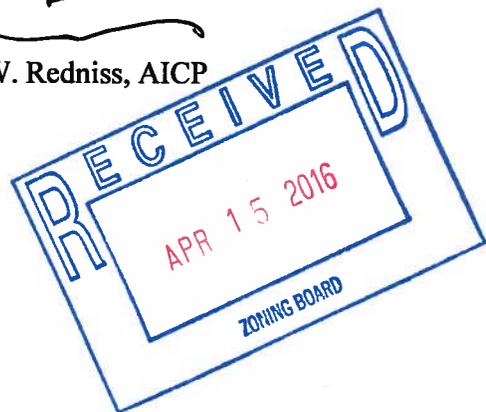
1. One (1) Check in the amount of \$880 for the Text Change Application (\$380) and Public Hearing (\$500) fees;
2. Twelve (12) copies of the Text Change Application;
3. Twelve (12) copies of the proposed Text Change;
4. Twelve (12) copies of Demonstration Plan;
5. Twelve (12) copies of ITE parking data.

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this matter.

Sincerely,


Richard W. Redniss, AICP

Enclosures
CC: D. Woods, Principal Planner
Osrock Partnership Team



April 14, 2016

Proposed Text Change
Self-Storage Parking Regulations

*TO AMEND Section 12-D, #18 by adding **NEW** standard #18.1, as follows:*

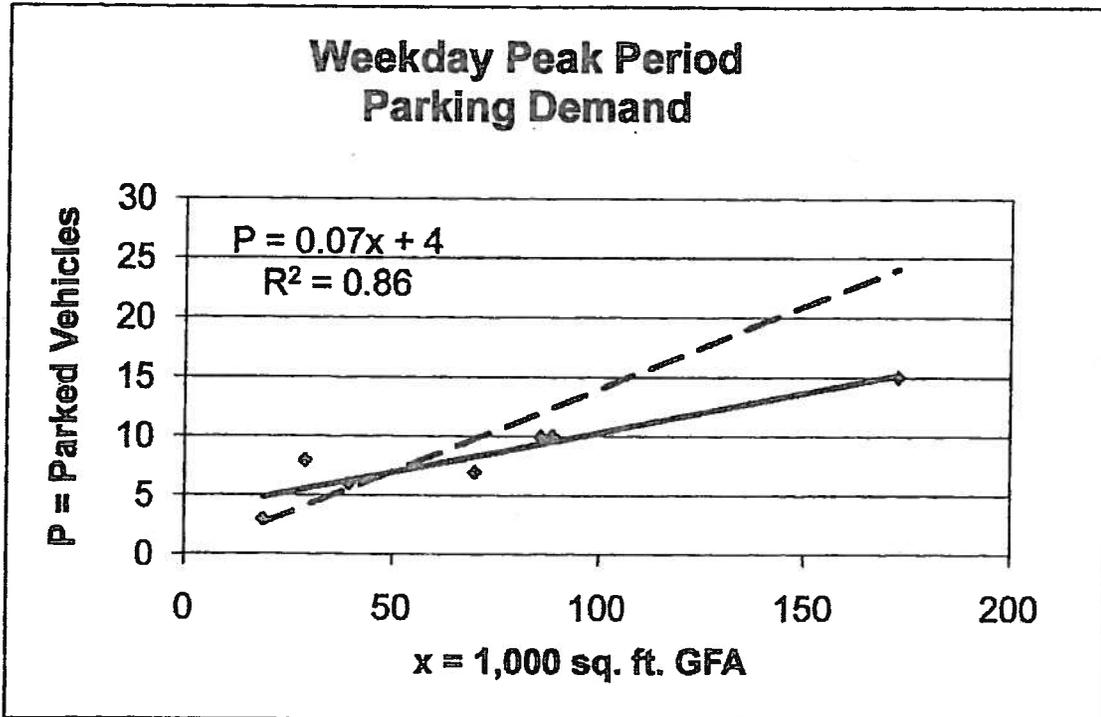
18. Warehouses and Self-Storage Facilities shall have one parking space for every 2,000 square feet of area and may be provided at a point not more than 500 feet distant in a direct line from the nearest part of the building served. (214-10)

18.1. Self-Storage Facility shall have one (1) parking space for every 5,000 square feet of floor area and may be provided at a point not more than 500 feet distant in a direct line from the nearest part of the building served.

Land Use: 151 Mini-Warehouse

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a Weekday

Statistic	Peak Period Demand
Peak Period	10:00 a.m.–12:00 p.m.; 4:00–5:00 p.m.
Number of Study Sites	(7)
Average Size of Study Sites	72,000 sq. ft. GFA
Average Peak Period Parking Demand	0.14 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.06
Coefficient of Variation	44%
Range	0.09–0.27 vehicles per 1,000 sq. ft. GFA
85th Percentile	0.17 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.11 vehicles per 1,000 sq. ft. GFA

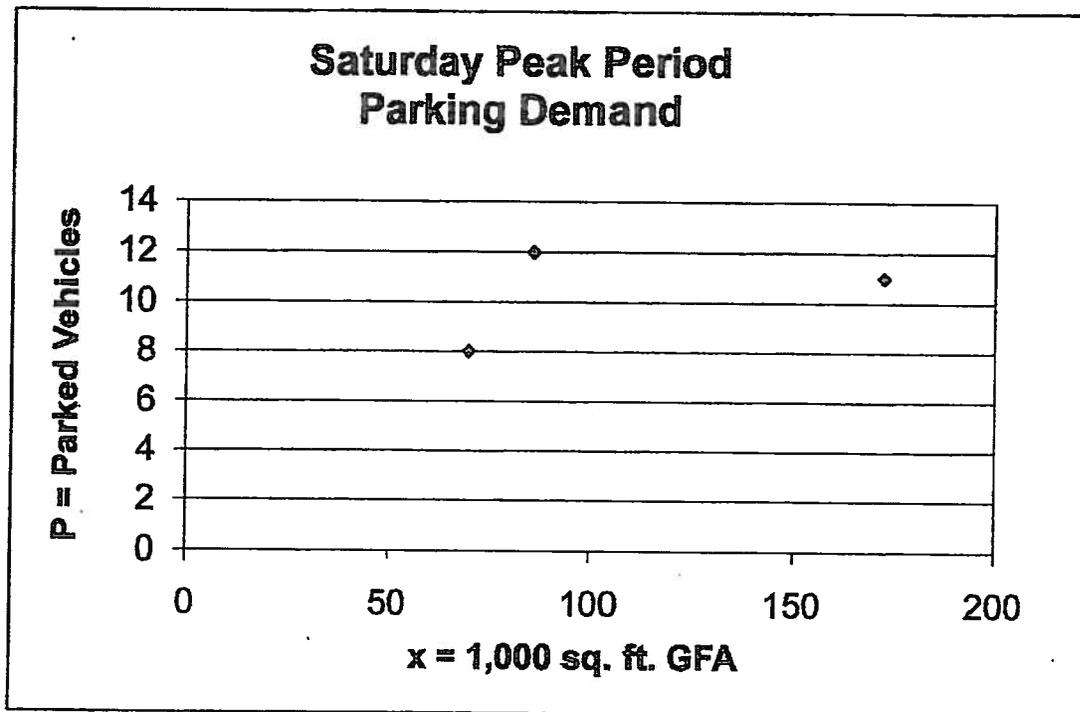


◆ Actual Data Points — Fitted Curve - - - - Average Rate

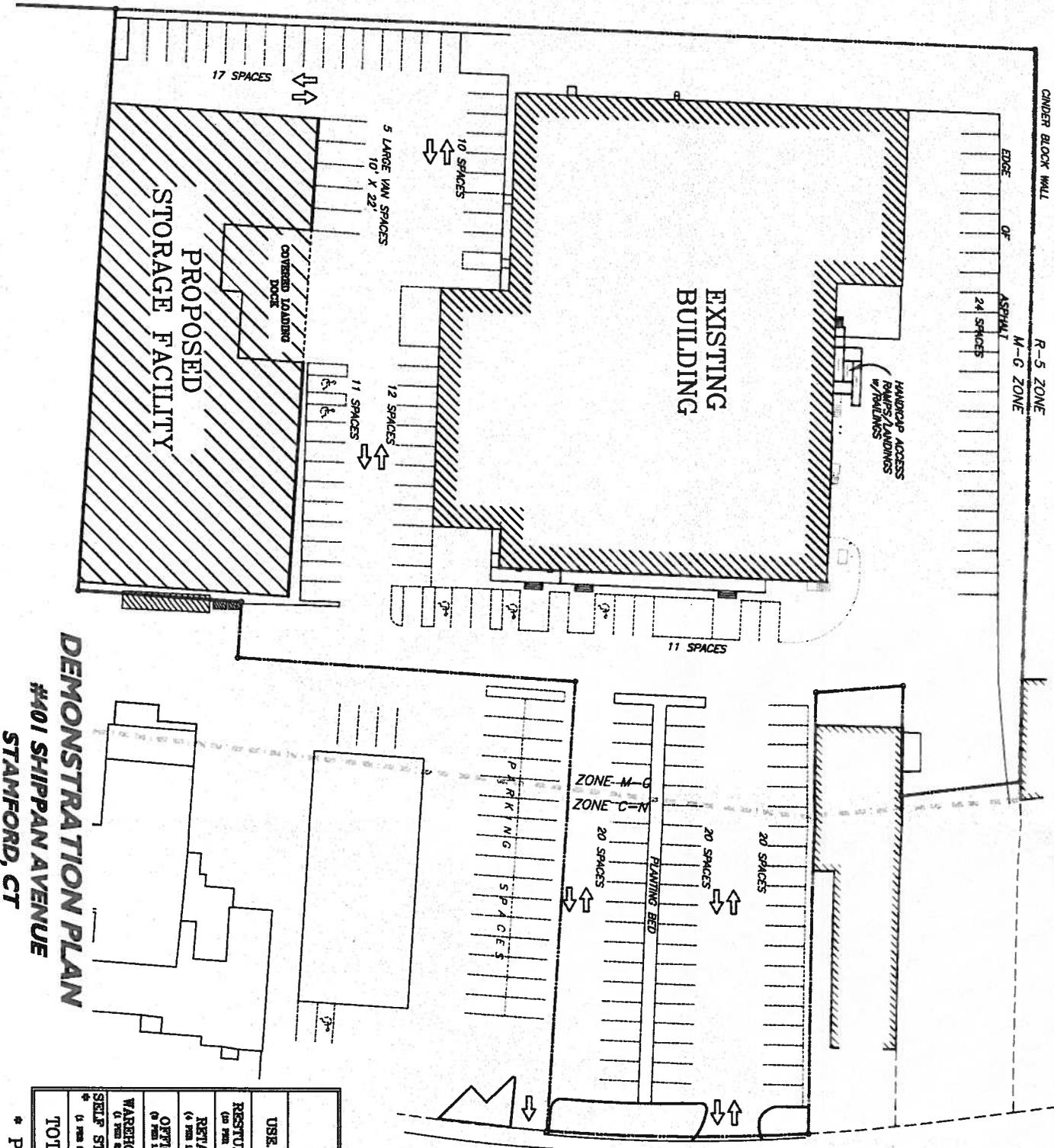
Land Use: 151 Mini-Warehouse

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a: Saturday

Statistic	Peak Period Demand
Peak Period	9:00–10:00 a.m.
Number of Study Sites	3
Average Size of Study Sites	109,000 sq. ft. GFA
Average Peak Period Parking Demand	0.11 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.04
Coefficient of Variation	36%
Range	0.06–0.14 vehicles per 1,000 sq. ft. GFA
85th Percentile	0.13 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.10 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points



DEMONSTRATION PLAN
#401 SHIPPAN AVENUE
STAMFORD, CT

SHIPPAN AVENUE

ZONE M-G
 ZONE C-N
 ZONE C-N
 ZONE P

PARKING REQUIREMENTS			
USE	AREA	REQUIRED	PROVIDED
RESTURANT (60,000 SQ FT)	3,600 SF	36	-
RETAIL (12,000 SQ FT)	12,000 SF	48	-
OFFICE (12,000 SQ FT)	12,000 SF	36	-
WAREHOUSE (29,000 SQ FT)	29,000 SF	12	-
SELF STORAGE (90,000 SQ FT)	90,000 SF	18	-
TOTAL	140,600 SF	150	150

* PROPOSED REGULATION



REDNISS & MEAD

LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 ENGINEERING

22 First Street | Stamford, CT 06905
 Tel: 203.372.0500 | Fax: 203.372.1118
 www.rednissandmead.com

COMP. NO.: 1309 DATE: 04-13-2016
 SCALE: 1" = 50'



DEMONSTRATION SITE PLAN
#401 SHIPPAN AVENUE
STAMFORD, CT



**REDNISS
& MEAD**

LAND SURVEYING
 CIVIL ENGINEERING
 ENVIRONMENTAL CONSULTING
 PLANNING

22 Elm Street | Stamford, CT 06905
 Tel. 203.377.2000 | Fax 203.371.1118
www.rednissandmead.com

COMM. NO: 1309	DATE: 04-14-2016
SCALE: 1" = 50'	