

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

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

RECEIVED

April 16, 2025

APR 16 2025

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

PLANNING BOARD

RE: Application 225-12 –ESS PRISA LLC, 35 Commerce Road, Stamford, CT – Site and Architectural Plans and/or Requested Uses and Special Permit – Applicant proposes to construct a new self-storage building with parking, site landscaping and storm water systems.

Dear Ms. Godzeno:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a General Development Plan is 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 **May 21, 2025**.

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

Sincerely,

Vineeta Mathur
Principal Planner

April 10, 2025

VIA E-MAIL AND HAND DELIVERY

Ms. Lindsey Cohen
Associate Planner
City of Stamford
Land Use Department
888 Washington Boulevard
Stamford, Connecticut 06901

**Re: ESS Prisa, LLC
35 Commerce Road, Stamford, CT
Site Plan and Special Permit Application**

Dear Ms. Cohen:

Our firm represents ESS Prisa, LLC (the "Applicant"), the owner of the Property located at 35 Commerce Road, Stamford, CT (the "Property"). The Property is 4.05 acres and is located in the M-L zone. The Applicant operates the existing Extra Space self-storage facility currently located on the Property. Three (3) existing buildings on the Property are utilized for self-storage purposes. The Applicant proposes constructing a new self-storage building (the "New Building") in the southern portion of the Property (oriented towards Commerce Road). The New Building will help Extra Space accommodate the growing demand for self-storage in the City of Stamford (the "City") on a site that is already utilized for self-storage use. The Applicant seeks Zoning Board approval to allow the construction of this building pursuant to Section 2.E of the Stamford Zoning Regulations (the "Zoning Regulations").

Enclosed please the following materials in furtherance of the above-referenced application:

- 9 copies of the Site Plan and Special Permit Application Forms and Schedules;
- 9 copies of Land Development Plans for Proposed Development prepared by BL Companies; and
- 9 copies of the Traffic Overview prepared by BL Companies, dated April 8, 2025.

As always, thank you for your time and attention to this matter. We look forward to advice when this application will be considered by the Planning Board. I ask that members of our project team and I be given the opportunity to make a brief presentation to the Planning Board at that time.

Sincerely,



Jason A. Klein

Enclosures.

April 10, 2025

VIA E-MAIL AND HAND DELIVERY

Ralph Blessing
City of Stamford
Land Use Department
888 Washington Boulevard
Stamford, Connecticut 06901

**Re: ESS Prisa, LLC
35 Commerce Road, Stamford, CT
Site Plan and Special Permit Application**

Dear Mr. Blessing:

Our firm represents ESS Prisa, LLC (the "Applicant"), the owner of the Property located at 35 Commerce Road, Stamford, CT (the "Property"). The Property is 4.05 acres and is located in the M-L zone. The Applicant operates the existing Extra Space self-storage facility currently located on the Property. Three (3) existing buildings on the Property are utilized for self-storage purposes. The Applicant proposes constructing a new self-storage building (the "New Building") in the southern portion of the Property (oriented towards Commerce Road). The New Building will help Extra Space accommodate the growing demand for self-storage in the City of Stamford (the "City") on a site that is already utilized for self-storage use. The Applicant seeks Zoning Board approval to allow the construction of this building pursuant to Section 2.E of the Stamford Zoning Regulations (the "Zoning Regulations").

Enclosed please the following materials in furtherance of the above-referenced application:

- A Letter of Authority executed by the Applicant authorizing the filing of these applications;
- A Firm Check representing the Application Fee for the enclosed applications;
- 1 original and 12 copies of Site Plan and Special Permit Application Forms and Schedules
- 13 copies of Land Development Plans for Proposed Development prepared by BL Companies, dated April 8, 2025;
- 13 copies of a Storm Water Management Report dated April 8, 2025; and
13 copies of the Traffic Overview prepared by BL Companies, dated April 8, 2025.

We look forward to advice as to when the Zoning Board will hold a public hearing regarding the enclosed applications. Thank you for your time and attention regarding this matter.

Sincerely,



Jason A. Klein

Enclosures.

cc: V. Mathur; C. Fahan; Development Team



APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notarize, and forward **thirteen (13) hard copies and one (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 required mailing to surrounding 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 –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	\$460.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP	\$260.00
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP	\$260.00 + \$10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): ESS PRISA LLC

APPLICANT ADDRESS: c/o Agent: 1055 Washington Boulevard, 4th Floor, Stamford, Connecticut 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): 35 Commerce Road, Stamford, CT 06902

ADDRESS OF SUBJECT PROPERTY: 35 Commerce Road, Stamford, CT 06902

PRESENT ZONING DISTRICT: M-L Zone

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A.

REQUESTED USE: See Schedule B.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

See Schedule C.

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS

ESS PRISA LLC
 PO BOX 71870
 06905-2306
 SALLI LANE UNIT, U1 841/1

LOCATION

35 COMMERCE ROAD
 STAMFORD, CT 06902

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (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).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 10th DAY OF April 20 25

SIGNED: [Signature]

NOTE: The 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 the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT ss STAMFORD April 10 20 25

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]
Daniel Chapple Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 225-12 Received in the office of the Zoning Board: Date: _____

By: _____



APPLICATION FOR SPECIAL PERMIT

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 advertisements are payable by the Applicant and performance of required mailing to surrounding 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

Special Permit 20,000 sq. ft. or less	\$460.00
Special Permit more than 20,000 sq. ft.	\$460.00 + \$30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.

APPLICANT NAME (S): ESS PRISA LLC

APPLICANT ADDRESS: c/o Agent: 1055 Washington Boulevard, 4th Floor, 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): 35 Commerce Road, Stamford, CT 06902

ADDRESS OF SUBJECT PROPERTY: 35 Commerce Road, Stamford, CT 06902

PRESENT ZONING DISTRICT: M-L Zone

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: See Schedule A.

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)
See Schedule B.

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)
See Schedule C.

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

<u>NAME & ADDRESS</u>	<u>LOCATION</u>
ESS PRISA LLC P.O. BOX #71870 6800 S 2300 E SALT LAKE CITY, UT 84111	35 COMMERCE ROAD STAMFORD, CT 06902

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No (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).

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? Yes (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).



DATED AT STAMFORD, CONNECTICUT, THIS 10th DAY OF April 20 25

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 April 10 20 25
 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]
Daniel Chapple Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 225-12 Received in the office of the Zoning Board: Date: _____

By: _____

Revised 09/02/2020

Schedule A – Title of Site and Architectural Plans

- Engineering Plans, prepared by BL Companies, dated April 8, 2025, titled:
 - Title Sheet;
 - General Notes G0.01;
 - ALTA/NSPS Land Title Survey AL-1;
 - Site Plan C1.00;
 - Intersection Sight Distance Plan C1.50;
 - Site Details C1.100;
 - Site Details C1.101;
 - Site Details C1.102;
 - Grading Plan C2.00;
 - Drainage Plan C2.50;
 - Grading and Drainage Details C2.100;
 - Grading and Drainage Details C2.101;
 - Grading and Drainage Details C2.102;
 - Utility Plan, C3.00;
 - Utility Details, C3.100;
 - Erosion and Sediment Control Plan C4.00;
 - Erosion and Sediment Control Notes C4.100;
 - Erosion and Sediment Control Details, C4.101;
 - Landscape Plan, C5.00;
 - Landscape Notes and Details, C5.100;
 - Site Lighting Plan, C6.00; and
 - Site Lighting Notes and Details, C6.100;
- Architectural Plans prepared by BL Companies, dated January 17, 2025, titled:
 - Overall First Floor Plan A101.1;
 - Overall Second Floor Plan, A101.2;
 - Overall Third Floor, A101.3;
 - Overall Roof Plan, A101.4; and
 - Exterior Elevations, A212
- Traffic Overview prepared by BL Companies, dated April 8, 2025; and
- Storm Water Management Report prepared by BL Companies, dated April 8, 2025.



Schedule B – Project Narrative & Statement of Findings

Introduction, Project Area and Development Site

Founded in 1977, Extra Space Storage (“Extra Space”)¹ is the largest operator of self-storage facilities and the largest third-party self-storage management company. Extra Space provides customers with convenient, secure, and professional storage solutions. Since its founding in 1977, Extra Space has grown across the country and currently operates 3,500 self-storage locations.

Extra Space operates the self-storage facility located at 35 Commerce Road, Stamford, Connecticut (the “Property”). The Property is 4.05 acres and is located in the M-L Zone. The Property maintains frontage on West Main Street, Commerce Road and Harvard Avenue. Neighboring uses and improvements include:

1. Commerce Park Shopping Center at 1980 West Main Street;
2. CVS and Wendy’s (1938 West Main Street); and
3. A commercial building at 15 Commerce Road.

The three (3) existing buildings on the Property are utilized for self-storage purposes. Extra Space proposes constructing a new self-storage building (the “New Building”) in the southern portion of the Property (oriented towards Commerce Road). The New Building will help Extra Space accommodate the growing demand for self-storage in the City of Stamford (the “City”) on a site that is already utilized for this use.

Description of Proposed Development

The New Building will contain 61,077 sf of additional self-storage floor area. 43 total parking spaces will accommodate existing and proposed self-storage space. 3 EV charging stations and 22 bike parking spaces are also proposed in accordance with Section 12 of the Zoning Regulations. Enhanced site landscaping and storm water systems are also proposed.

Requested Approvals

Typically, a Self-Storage Facility is permitted as of right within the M-L Zone. However, Large Scale Development Review is required as the New Building is proposed to be larger than 20,000. As such, Special Permit and Site Plan Approvals pursuant to Sections 2.C and 2.D of the Stamford Zoning Regulations (the “Zoning Regulations”) are required to permit the proposed

¹ Extra Space is a related entity to ESS PRISA LLC, the entity that owns the subject property.

improvements. The Applicant also seeks approval to provide a sidewalk with a 3' planted buffer in lieu of 4' on Harvard Avenue pursuant to Section 12.K.5 of the Zoning Regulations.

Statement of Findings

1. Site Plan Standards

The proposal is consistent with the Site Plan standards in Section 2.D.4. of the Zoning Regulations as follows:

a. Site Plan Standards

In reviewing site plans the Zoning Board shall take into consideration the purpose of these Regulations, including the purpose of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

(a) Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.

(1) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.

The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off areas, loading areas, and handicapped access areas conform to the applicable provisions of Section 12 of the Zoning Regulations. A total of 43 parking spaces will accommodate existing and proposed Self-Storage Facility area.

(2) The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.

The Property maintains three (3) frontages, and will provide one (1) access drive into the Property at each frontage.²

² There are currently two (2) access drives into the Property from Commerce Road. The Applicant proposes eliminating one (1) as shown on the enclosed Site Plan.

- (3) *Area streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

Self-Storage Facilities generate a minimal amount of traffic. As such, it is anticipated that area streets and traffic controls will have adequate capacity to accommodate trips associated with the New Building without causing undue congestion or hazardous conditions. A Traffic Analysis prepared by BL, confirms no adverse impacts on surrounding roadways resulting from the construction of the New Building.

- (b) *The protection of environmental quality, landscaping of open space and harmony with existing development. The Board shall take into consideration the following features and standards:*

- (1) *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.*

Street trees are proposed along all three (3) frontages in compliance with Section 12 of the Zoning Regulations. Planted areas are strategically located around the New Building.

- (2) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board. Site landscaping shall be performed at a minimum dollar value equivalent to one shade tree of 2.5 inch caliper for every two hundred (200) square feet of landscaped area. In multi-family developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

The Applicant proposes onsite landscaping in accordance with the standards of the Zoning Regulations as further detailed within the enclosed Landscape Plan.

- (3) *Soil erosion, sediment and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section 9.C.*

Comprehensive Civil Plans depicting storm water, soil erosion and sediment control features prepared by BL are enclosed with this application. These plans ensure the standards and procedures of Section 9.C. of the Regulations are satisfied.

- (4) *Site development shall seek to preserve existing specimen trees, historic structures and other significant natural features of the site. Accordingly, the premature demolition and site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.*

The New Building is proposed to be constructed on a Property already developed as a Self-Storage Facility. Because of this, approval of the New Building will help to meet growing demand for this use without impacting other properties that may be home to specimen trees, historic structures and other significant natural features.

- (5) *Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other lot and to avoid hazards to traffic on any street.*

All artificial lighting and site generated noise and other disturbance shall be controlled and will not interfere with the use and enjoyment of the neighboring properties. Furthermore, the location, height, design and arrangement of outside lighting shall be consistent with safety to avoid glare on any other lot and to avoid hazards to traffic on adjacent roadways.

- (6) *Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

A comprehensive drainage plan and drainage report is submitted with the enclosed materials. The plans illustrate the adequacy and availability of public utilities for the site. Additionally, the drainage report shows surface water drainage facilities will sufficiently and safely drain the Property while minimizing the risk of downstream flooding and erosion and adverse impacts.

- (7) *Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Emergency first responders will be able to access the Property safely and conveniently.

- (8) *The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed buildings and structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

The New Building will be largely screened from view from West Main Street and Harvard Avenue by surrounding commercial uses. The design of the New Building is consistent with existing buildings located on the Property, and will be designed to enhance the customer experience on the premises.

- (9) *Building setbacks and the configuration of open space shall be appropriate to the existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site.*

The New Building is in conformance with the setback standards applicable to development in the M-L Zone as documented in the enclosed Zoning Data Chart.

- (10) *No use shall be permitted that will cause or result in:*
-dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted, or
-unusual hazard of fire or explosion or other physical hazard to any adjacent buildings,
or
-harmful discharge of liquid materials, or
-unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.

No nuisance or hazardous conditions are anticipated, consistent with the engineering materials provided herein.

- (11) *All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.*

The Applicants are amenable to a condition of approval requiring the execution of a Landscape Maintenance Agreement and a Drainage Maintenance Agreement prior to the issuance of a Certificate of Occupancy.

2. Special Permit Standards

The Application complies with Section 2.C.2. of the Zoning Regulations as follows:

Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

- (1) *The location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.*

The New Building is in keeping with existing self-storage facilities on the Property, and surrounding commercial uses within the neighborhood. As detailed on the enclosed Zoning Data Chart, the New Building complies with the underlying Building Coverage, Setback and FA standards of the M-L Zone. The location of all parking areas is similarly

appropriate, and will largely be screened from view by buildings or other site improvements.

- (2) *The nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations, and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.*

The New Building will have no adverse impact whatsoever on the surrounding community by reason of noise, fumes, vibration, artificial lighting or other potential disturbance to the health, safety or peaceful enjoyment of property that the public necessity demands.

- (3) *The resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.*

Self-Storage Facilities are low trip-generating uses. As detailed in the Traffic Analysis prepared by BL, construction of the New Building will not have any perceivable impact on traffic conditions.

- (4) *The nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.*

The proposal is consistent with surrounding commercial uses, including the shopping center at Commerce Park Shopping Center and Home Depot.

- (5) *The Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

The Property is within Master Plan Category 13 (Industrial - General). Category 13 is intended to “provide for and protect existing industrial development and preserve opportunities for new industrial uses, including the manufacture and assembly of products, wholesale storage and distribution, research and development and such other uses that are ancillary or subordinate to industrial activities.”³ Approval of the New Building will allow Extra Space to grow in place, within the confines of the M-L Zone standards, and meet demand for self-storage space within the City.

Conclusion

The New Building is in conformance with all applicable zoning standards, and its construction will not have any adverse impacts on traffic conditions in the surrounding neighborhood. Approval of the New Building will also help meet growing demand for self-storage

³ Master Plan, pg. 196.

space on a property already developed for this use, avoiding the need for construction of new self-storage facilities on properties better suited for other uses.

Schedule C – Property Description

FIRST PIECE:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF STAMFORD, COUNTY OF FAIRFIELD AND STATE OF CONNECTICUT AND DEPICTED AS A PORTION OF REVISED PARCEL B ON A CERTAIN MAP TITLED, "PROPERTY SURVEY DEPICTING CONSOLIDATION AND RECONFIGURATION OF PARCELS 21 & 35 HARVARD AVENUE STAMFORD, CT PREPARED FOR HAR ASSOCIATES & STORAGE USA", AND ON FILE IN THE STAMFORD LAND RECORDS AS MAP 12893, SAID PARCEL BEING GENERALLY BOUNDED:

NORTHERLY: BY WEST MAIN STREET (US ROUTE 1), AND LAND NOW OR FORMERLY OF JOHN PITERA AND ANGELA PITERA;

EASTERLY: IN PART BY SAID PIETERA, IN PART BY HARVARD AVENUE AND IN PART BY REVISED PARCEL A ON AFORESAID MAP;

SOUTHERLY: IN PART BY SAID REVISED PARCEL A AND IN PART BY COMMERCE ROAD; AND

WESTERLY: BY LAND NOW OR FORMERLY OF STORAGE USA AND LAND NOW OR FORMERLY OF LADDINS TERRACE ASSOCIATES.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF HARVARD AVENUE AT ITS INTERSECTION, WITH THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF JOHN PITERA AND ANGELA PITERA;

THENCE, ALONG SAID WESTERLY SIDE OF HARVARD AVENUE S 07° 53' 45" W, A DISTANCE OF 68.94 FEET TO THE NORTHERLY SIDE OF REVISED PARCEL A AS DEPICTED ON MAP 12893 S.L.R.;

THENCE ALONG SAID NORTHERLY SIDE AND ALONG THE WESTERLY SIDE OF SAID PARCEL A, N 82° 38' 15" W, A DISTANCE OF 211.01 FEET AND S 52° 37' 45" W, A DISTANCE OF 27.00 FEET AND S 07° 52' 45" W, A DISTANCE OF 305.36 FEET TO THE NORTHERLY SIDE OF COMMERCE ROAD;

THENCE ALONG SAID COMMERCE ROAD, ON AN ANTI-CLOCKWISE CURVE, THE RADIUS OF WHICH IS 2,547.05 FEET AND THE CENTRAL ANGLE OF WHICH IS 02° 44' 07" FOR AN ARC DISTANCE OF 121.59 FEET TO THE EASTERLY SIDE OF LAND NOW OR FORMERLY OF STORAGE USA;

THENCE ALONG SAID STORAGE USA, N 07° 53' 45" E, A DISTANCE OF 391.89 FEET TO LAND NOW OR FORMERLY OF LADDINS TERRACE ASSOCIATES;

THENCE ALONG SAID LADDINS TERRACE ASSOCIATES, N 01° 35' 55" E, A DISTANCE OF 150.00 FEET TO THE SOUTHERLY SIDE OF WEST MAIN STREET (US ROUTE 1);

THENCE, GENERALLY EASTERLY ALONG SAID WEST MAIN STREET ON A CLOCKWISE CURVE THE RADIUS OF WHICH IS 4,407.46 FEET AND THE CENTRAL ANGLE OF WHICH IS 01° 51' 33" FOR AN ARC LENGTH OF 143.00 FEET TO AFORESAID LAND OF PITERA;

THENCE ALONG SAID PITERA, S 07° 53' 55" W, A DISTANCE OF 150.00 FEET AND S 84° 06' 15" E, A DISTANCE OF 125.00 FEET AND S 82° 38' 15" E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SECOND PIECE:

ALL THAT CERTAIN TRACT OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE CITY OF STAMFORD, COUNTY OF FAIRFIELD AND STATE OF CONNECTICUT, SHOWN AND DESIGNATED AS LOT NO. 6 ON A CERTAIN MAP ENTITLED, "SUBDIVISION OF PROPERTY SURVEYED FOR FIRST STAMFORD CORPORATION, STAMFORD, CONN.", NOW ON FILE IN THE OFFICE OF THE TOWN CLERK OF SAID STAMFORD AND NUMBERED SIX THOUSAND FORTY THREE (6043), REFERENCE THERETO BEING HAD; SAID TRACT BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF COMMERCE ROAD, SAID POINT BEING AT THE INTERSECTION OF SAID NORTHERLY LINE OF COMMERCE ROAD AND THE DIVIDING LINE BETWEEN LAND NOW OR FORMERLY OF FIRST STAMFORD CORPORATION, DESIGNATED AS LOT NO. 5 ON SAID MAP, AND THE HEREIN DESCRIBED PARCEL;

THENCE ALONG SAID DIVISION LINE, N 4° 37' 55" W, A DISTANCE OF 397.47 FEET TO LAND NOW OR FORMERLY OF LADDINS TERRACE ASSOCIATES;

THENCE N 88° 59' 45" E, A DISTANCE OF 29.19 FEET AND S 69° 22' 55" E, A DISTANCE OF 100.00 FEET AND S 87° 45' 15" E, A DISTANCE OF 149.99 FEET TO LAND NOW OR FORMERLY OF COMMUNICATION CORPORATION;

THENCE S 07° 53' 45" W, A DISTANCE OF 391.89 FEET TO THE NORTHERLY LINE OF COMMERCE ROAD;

THENCE 193.17 FEET ALONG AN ARC CURVING TO THE LEFT, THE RADIUS OF WHICH IS 2,547.05 FEET AND HAVING A CHORD OF S 89° 32' 26" W, A DISTANCE OF 193.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT TO USE AN EXISTING TWENTY (20) FOOT WIDE RIGHT OF WAY, OVER LOTS NOS. 4 AND 5 ON SAID MAP, RUNNING FROM THE NORTHWESTERLY CORNER OF THE ABOVE-DESCRIBED PREMISES WESTERLY AND NORTHERLY ALONG LAND NOW OR FORMERLY OF LADDINS TERRACE ASSOCIATES TO WEST MAIN STREET.

TOGETHER WITH THE RIGHT TO USE AN EXISTING RIGHT OF WAY OVER LAND NOW OR FORMERLY OF FIRST STAMFORD CORPORATION, BEING LOT NO. 5 ON SAID MAP, RUNNING SOUTHWESTERLY FROM THE SOUTHWESTERLY PORTION OF THE PREMISES ABOVE DESCRIBED TO COMMERCE ROAD.

Schedule D - Zoning Data Chart

**Project Name: Extra
Space Storage – 35
Commerce Road
Application number:**

**Address: 35 Commerce
Road
Zoning District(s): M-L Zone**

Zoning Section		Required/ Permitted	Existing Conditions	Proposed	Notes (Indicate compliance or Zoning Section for Special Permit if applicable)
	Lot Size	4,000 sf	176,418 sf (4.05 acres)	No Change	
	Gross Floor Area	N/A	±114,796 sf	±172,978 sf	
	Zoning Floor Area				
	Residential	N/A	1,133 sf	No Change	1 apartment for staff permitted per Variance Approval 002-91.
	Industrial	174,418 sf	110,768+/- sf	171,845+/- sf	61,077 sf addition proposed.
	Community Facility	N/A	0	0	
	Parking Levels	N/A	0 sf	0 sf	
	Total		111,901+/- sf	172,978+/- sf	
	F.A.R.	1.00 Max. Permitted	.64	.99	
	Residential	N/A	<.01	No Change	1 apartment for staff permitted per Variance Approval 002-91.
S	Industrial	1.00 Max. Permitted	.64	.99	
	Community Facility	N/A	0	0	
	Industrial	N/A	0	0	
	Total	1.00 Max. Permitted	.64	.99	
	Number of units	N/A	1	1	1 apartment for staff permitted per Variance Approval 002-91.
	Below Market Rate Units (# and %)	N/A.	N/A	N/A	

	Number of seats/ beds / employees if Applicable	N/A	2	2	
	Density(Units/Acre)	N/A	0	N/A	
	Street Frontage	40'	Commerce Road – 314' West Main Street – 143' Harvard Ave – 68'	No Change	
	Building Coverage (Area and %)	80% (141,134.4 sf)	40.53% (57,211 sf)	55.30% (78,069 sf)	
	Lot coverage (Area and %)	N/A	83.26% (146,624 sf)	87.86% (154,721 sf)	
	Building Height (Feet)	50' Max Permitted	40'	40'	
	Number of floors	4 Max. Permitted	3	3	
	Active ground floor (sq.ft. and %) if Applicable	N/A	N/A	N/A	
	Yards				
	Front yard)	Street Line - 10' Center Line – 35'	Commerce Road – 10.5' Street Line 40' Center Line West Main Street – 54' Street Line 125' Center Line Harvard Ave – 235' Street Line 260' Center Line	No Change	
	Rear yard)	N/A	N/A	N/A	No Rear Yard (Through Lot)
	Side yard)	0' required, but at least 4' if provided.	At least 4' if provided.	38.9 ft	
	Parking				
	Residential parking	N/A	N/A	N/A	
	Commercial parking	N/A	N/A	N/A	
	Community Facility parking	N/A	N/A	N/A	
	Industrial parking	1 per 2,000 sf for storage units directly accessible at ground level = 34,376 +/- sf directly	58	43	

		accessible at grade = 17.1			
		1 per 5,000 sf =			
		126,609+/sf = 25.3			
		Total Parking Requirement = 43			
	Public open space parking	N/A	N/A	N/A	
	Bike parking	Class A = 1 space per 10,000 sf = 7 spaces required Class B = 1 per 5,000 sf = 13 spaces required.	0	22 Class B spaces	Pursuant to Section 12.J.2.b(3) Class A spaces are proposed to be satisfied via provision of Class B spaces, as Class A requirement is less than 9.
	# of levels of parking garage (if applicable)	N/A	N/A	N/A	
	Square footage of parking area	N/A	N/A	N/A	
	Parking setback	See Tables 12.5 and 12.6	N/A	Complies with Tables 12.5 & 12.6.	
	Open space (Area and %)	N/A	N/A	N/A	

April 3, 2025

Ralph Blessing
City of Stamford
888 Washington Boulevard
Stamford, Connecticut 06901

**RE: ESS Prisa, LLC
Land Use Applications – 35 Commerce Road, Stamford, CT
Letter of Authority**

Dear Mr. Blessing,

ESS Prisa, LLC owns the property located at 35 Commerce Road, Stamford, Connecticut (Parcel ID 000-5705) (the "Property"). ESS Prisa, LLC hereby authorizes the attorneys of Carmody Torrance Sandak & Hennessey LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to submit the enclosed applications in connection with the Property. Thank you for acknowledgement of said authority.

Sincerely,

ESS Prisa, LLC

By: 

Print: Gwyn McNeal

Duly Authorized