

## **HORN & HOOF PROPERTIES LLC**

### **Project Description**

This is an application for a Special Permit to develop nine (9) ADA compliant residences in accordance with Section 4 of the Stamford Zoning Regulations providing for an Independent Living Facility.

The applicant, Horn & Hoof Properties LLC, is the owner of two contiguous parcels of land located on the corner of Long Ridge Road and Wire Mill Road. Collectively the properties total 95,089 square feet in area and are located in the R-10 Zoning District, Block No. 377. The property is currently improved with two existing legal, non-conforming commercial structures. The larger structure, according to city assessor's records, is a total of approximately 3,173 square feet and is occupied by professional offices. The second building, a total of +/- 520 square feet, is currently occupied as a garage / storage area. The area north of the commercial buildings has been used as a stockpile area for Connecticut Department of Transportation projects and road improvements in the local area. The subject premises maintains on-site wetlands around the north and east perimeters. The property is currently serviced with City sewer but not City water. Water is provided by a private well.

The subject premises is abutted by Long Ridge Road to the west and the Merritt Parkway to the North. A portion of the parkway entrance ramp runs along the northwest portion of the property. Wire Mill Road abuts the property to the south and single-family dwellings exist to the east of the premises.

The applicant applied for and obtained approval from the Environmental Protection Board to develop the parcel with nine (9) three-bedroom family dwelling units which included; a shared accessway with the commercial units ( which are intended to remain), parking expansion

and other related improvements. The applicant and the Board took into consideration the recently adopted 50 foot setback requirement in evaluating the project. The proposed project is intended to replace the area currently used as the stockpile area.

All of the nine units will be be ADA compliant. Each unit will be just under 3,000 square feet in area. Each unit will maintain its own garage and tandem parking space. The garage floors and parking space are intended to be heated. The units will be segregated and gated from the commercial portion of the site.

The site maintains and will utilize a 6” sewer line located on the south side. Electric is available off Wire Mill Road and Natural Gas is available along Long Ridge Road. Water will be provided by adding three (3) community wells to service all improvements. Of the two existing curb cuts on Long Ridge Road, the smaller curb cut to the south will be eliminated resulting in one curb cut on Long Ridge Road and one curb cut on Wire Mill Road. The entire property will be heavily screened in accordance with the landscape plan prepared by the Environmental Design Solutions LLC, on file and approved by the Environmental Protection Board and included in the filing of this application.

Each unit shall have two designated and exclusive parking spaces, one in a garage and one tandem. There are additional proposed parking spaces designated as visitor parking. All parking requirements are satisfied with the proposed application, no exceptions are requested. SLR performed a traffic study in 2023 anticipating 19 units on the subject site. At that time, even with 19 proposed units, it was concluded that no impacts to traffic levels of service are anticipated. A copy of that report is being submitted with this application.

The first floor of each unit will maintain an ADA compliant kitchen, bedroom, family room and bathroom. The second floor will maintain two bedrooms and two bathrooms. Excluding the garage and 3 season room each unit shall maintain approximately 2,687 square feet of living area. All units will maintain their own exclusive walkout patio area.

The units will be sided and trimmed with Celect cellular composite siding, samples of which are available for review. This is a product similar to Hardie Board in terms of texture and appearance. Proposed colors schemes for the dwellings are included in this application.