



**SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO**

Lutheran Church of the Good Shepherd
Major Subdivision – Pre-Application Concept Review
February 17, 2023

Project Type:	Major Subdivision		
Review Stage:	Pre-Application Concept Plan		
Address:	383 Old North Road		
Plat:	16-4	Lot:	7
Parcel Size:	~7.49 acres	Zoning District:	R40
Applicant:	Lutheran Church of the Good Shepherd c/o Ralph E. Stokes 393 Old North Road South Kingstown, RI 02881	Owner:	Same

Property Characteristics

The subject property is approximately 7.49 acres in size and is located in an R40 Zoning District located on the east side of Old North Road, just north of the Flagg Road and Bean Farm Drive intersection. The parcel has approximately 680' of frontage on Old North Road and is currently developed with a religious place of worship (the Lutheran Church of the Good Shepherd) and a parking lot that services the existing building.

There are forested wetlands on the site that total approximately 92, 200 square feet. A 22,150 square foot wetland is located on the northern portion of the site behind the existing structure and a 70,134 square foot wetland is located in the southwestern undeveloped portion of the site.

Project Description

The applicant is proposing a 2-lot subdivision:

	Proposed Lot 'A'		Proposed Lot 'B'	
	Frontage (feet)	Land Suitable for Development (square feet)	Frontage (feet)	Land Suitable for Development (square feet)
Proposed	472.52	176,491	208	79,834
Required	150	40,000	150	40,000

Both parcels are proposed to be accessed by the existing driveway via a shared driveway/access easement. The Site is located within the Future Sewer Service Area, however the applicant is proposing that new development will be serviced by an onsite wastewater treatment system (OWTS) and a private well.

Regulatory Considerations

Purpose of the Pre-Application Review

Per the Regulations, Pre-Application meetings shall:

- Aim to encourage information sharing and discussion of project concepts among the participants;
- Include a review of the physical character of the land, any environmental or physical constraints to development; and
- Include a discussion initiated by the Planning Board regarding what form of land development may be appropriate to meet the goals and policies of the Comprehensive Plan with regard to preserving the character of the land, the natural environment and the ability of the Town to provide essential services.

Pre-application discussions are intended for the guidance of the applicant and shall not be considered approval of a project or of any of its elements. No formal action need be taken by the Planning Board at the pre-application meeting.

The applicant is requesting that the future Conceptual Master and Preliminary Plan for this project be combined.

Waivers Requested

The applicant has not indicated that they are requesting any relevant planning waivers at this time, however, the applicant is seeking relief from the Town's wastewater ordinance to utilize an onsite wastewater treatment system (OWTS) in lieu of the required connection to the municipal sewer system. The applicant will need to submit a Sewer Feasibility Study to the Department of Public Services in pursuing this request and should submit the findings of that Sewer Feasibility Study in their application for the next stage of review.

Required Findings

In approving this subdivision request, the Board must make positive findings on the following standard provisions:

- (1) The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- (2) The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance;
- (3) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- (4) The development, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
- (5) All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.

The approving authority must also address each of the following general purposes of zoning:

- (1) Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
- (2) Promoting high quality and appropriate design and construction of land developments and subdivisions;

- (3) Promoting the protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
- (4) Promoting design of land developments and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure;
- (5) Encouraging local design and improvement standards to reflect the intent of the community comprehensive plans with regard to the physical character of the various neighborhoods and districts of the municipality;
- (6) Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
- (7) Encouraging local requirements for dedications of public land, impact mitigation, and payment-in-lieu thereof, to be based on clear documentation of needs and to be fairly applied and administered; and
- (8) Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.

Request to Combine Conceptual Master Plan & Preliminary Plan Review

In conjunction with this Pre-Application Concept application, the applicant has requested to combine the later Conceptual Master Plan & Preliminary Plan Review stages of review. If deemed appropriate, the following motion could be used in support of said request:

Motion: “The South Kingstown Planning Board hereby grants the request of the applicant, the Lutheran Church of the Good Shepherd, to combine the Conceptual Master Plan and Preliminary Plan stages of review for the proposed major subdivision located at 383 Old North Road, Assessor’s Plat 16-4, Lot 7. The applicant shall be required to meet the application requirements for both the Conceptual Master Plan and Preliminary Plan stages of review prior to scheduling the required public hearing.