



Town of South Kingstown, Rhode Island

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PLANNING DEPARTMENT

12 August 1998

Alex Perrucci
NORTH COLONY REALTY, LLC
109 Airport Road
Warwick, RI 02889

Re: THE VILLAGE AT SOUTH COUNTY COMMONS
Conceptual Master Plan Decision

At the meeting of the Planning Board held on Tuesday, 11 August 1998, the Board voted as follows:

"To grant Conceptual Master Plan approval for the land development project entitled; 'The Village at South County Commons' in accordance with plans and supporting documents prepared by DiPrete Engineering Associates, Inc. Engineering, Surveying and Planning Consultants and Weinmayr Associates, Inc., Landscape Architects, dated April 1998 and Bera Engineering, Inc. dated March 1998 submitted for North Colony LLC. project owner/developer based upon the following Findings of Fact and Conditions of Approval:

FINDINGS OF FACT

1. The Conceptual Master Plan for The Village at South County Commons is consistent with the policies and requirements of the South Kingstown Comprehensive Community Plan, as amended on February 2, 1998 relative to the Route 1 Special Management District;
2. The Conceptual Master Plan for the Village at South County Commons, with the conditions of approval, is found to be in accord with the requirements and standards of the Route 1 Special Management District Zoning Amendments, adopted February 23, 1998;

NOTE:
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3. The land development project will not design or locate building sites in a manner that will require relief from Article 3, Section 308 of the Zoning Amendments, as amended. The land development project will be serviced by municipal sewers;
4. There will be no significant negative environmental impacts from the proposed development, with the conditions of approval;
5. The land development project will not result in the creation of individual building sites with such physical constraints to development that building upon such areas according to pertinent regulations and building standards would be impracticable;
6. The proposed land development project will have adequate and permanent physical access to Route 1, in accord with the Physical Alteration Permit Application, (PAPA) pending before the Rhode Island Department of Transportation;
7. The land development project provides for safe circulation of pedestrian and vehicular traffic, for adequate surface water run-off, for suitable building sites, and for preservation of the natural, historical, or cultural features that contribute to the attractiveness of the community; and,
8. The design and location of streets, building sites, utilities, drainage improvements and other improvements minimize flooding and soil erosion.

CONDITIONS OF APPROVAL

1. The Conceptual Master Plan approval relates to the proposed project in general terms and approves the basic parameters of the development. It does not constitute approval of specific building sites, engineering or architectural details. These items shall be addressed during the preliminary review process stage. It is understood that uses, building sites and other project aspects, including sizes and scale of buildings may change in conformity with the zoning ordinance as the project proceeds through subsequent review stages;
2. Prior to the Preliminary Review Stage the developer shall explore the potential to relocate the gazebo structure and redesign the intersection, (as a T-type intersection), at the west terminus of the main access road into the subdivision. In addition, design alternatives relating to establishing a "green" within the right of way for the central east/west axis street should be considered;

3. The developer shall provide a design manual for the project to be considered at the Preliminary Review Stage. The manual shall include, but not be limited to the following: architectural details, including permissible choices of building materials and finishes, signage, landscape, and other site features;
4. The developer shall secure overall environmental permits and acceptance of the plan for the provision of utilities to the site by the respective responsible agencies before preliminary consideration of the plan or its component phases;
5. The shared parking arrangement plan, as proposed in the Master Plan Narrative and Supporting Materials document prepared by DiPrete Engineering Associates, dated April 1998 is approved as per Article 3, Section 338, N of the zoning ordinance;
6. The developer shall, as a component of the Preliminary submittal for the land development project, provide additional detail on the hierarchy of sidewalks, pedestrian and bicycle circulation system and pedestrian connections within the site. In particular, attention should be afforded to strengthening and elimination of conflicts within these connections from District 2 (Residential) to District 1 (Mixed-Use) and within the various parking areas on the site;
7. The developer shall explore alternative design scenarios aimed at achieving a more compact design for the southerly end of the site, District 4. Alternatives may include relocation of proposed building site #27 to the northeast and/or schemes aimed at softening the large parking area east of buildings #24, 25, and 26;
8. In consideration of the provision of open space in excess of the required 15% of land suitable for development, (35.3% or 29.64 acres per Master Plan Figure 5-Open Space Plan), the Planning Board hereby permits a Theater facility of 15,000 sq. ft. (25% larger than the 12,000 sq. ft. allowed under the ordinance), as permissible under Article 3, Section 338, O-1;
9. Roads within the development may be privately owned and maintained. If private, the developer shall provide easements to the Town and/or utility companies for the provision of utility service, maintenance of such facilities and for public safety access. The developer may request the Board's consideration of public streets prior to final approval;
10. This approval shall not become effective until such time as an Administrative Subdivision combining all lots on the subject property has been recorded in the Town of South Kingstown Land Evidence Records; and,

Mr. Alex Petrucci

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11. With the recognition that modifications will occur in the project as it proceeds through subsequent review stages, the Planning Board will establish an administrative procedure to consider post final changes to the land development project."

Respectfully,



David C. Baud, Chairman
Planning Board

DCB:NCS

cc: J. Kenyon, Esq.
DiPrere Eng. Assoc.
Public Services Dir.
Town Engineer
Finance Dir.
Bldg. Official
Town Clerk