



**SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO**

WAKEFIELD PLACE COTTAGES

Major Subdivision, Comprehensive Permit - Pre-Application Concept Review

Project Type:	Major Subdivision, Comprehensive Permit		
Review Stage:	Pre-Application Concept Review		
Address:	93 Columbia Street		
Plat:	57-1	Lot:	195
Parcel Size:	~ 1.04 acres	Zoning District:	R10
Applicant:	Scot Hallberg	Owner:	Same
Current Plan Set:	<i>Wakefield Place Cottages Conceptual Master Plan, Assessor's Plat 57-1, Lot 195, 93 Columbia Street, South Kingstown, Rhode Island 02879, Sheets 1 through 5, dated July 2011, by Donald Powers Architects, Inc., 140 Union Street, Providence, Rhode Island 02903.</i>		

Property Characteristics

The property is approximately 1.04 acres in total area and currently supports one (1) single-family dwelling. The parcel is located in a densely developed neighborhood on Columbia Street approximately half-way between South Kingstown High School (to the north) and Main Street (to the south). The parcel does not appear to contain any suspect wetland or perimeter buffer areas, and is serviced by municipal water and sanitary sewer services.

Project Description

Under the Comprehensive Permit provisions of the Zoning Ordinance, the applicant is proposing to subdivide the existing parcel into eight (8) small lots between 3,330 and 6,850 square feet in size with a total of nine (9) residential dwelling units. One-third (1/3) of these units will be 2-bedroom deed restricted affordable at 80% median household income, and one (1) 2-bedroom unit deed restricted affordable at 120% median household income. The existing dwelling on the site will be renovated into two (2) 1-bedroom deed restricted affordable units as well.

The existing garage and driveway are proposed to be removed and an 18' private road (with water, sewer and gas services) would be constructed for access to the development. An onsite park 6,130 square feet in size will serve as dedicated open space for the development and include a neighborhood park pavilion. Infrastructure to mitigate stormwater is proposed on site and will include roof drain drywells, underground infiltration system, bioretention area, decorative bioretention water garden fed by vegetated swales, and planted swales. Parking will be provided via the proposed driveways and three (3) off-street visitor parking spaces with pervious paving. Landscaping will include a planted buffer at the property line, grass areas, trees, and bushes at each lot.

The total area and frontage of the proposed lots to be created are as follows:

	Area (square feet)	Frontage (feet)
Parcel A	6,850	Not Indicated
Parcel B	3,330	Not Indicated
Parcel C	3,260	Not Indicated
Parcel D	4,050	Not Indicated
Parcel E	6,590	Not Indicated
Parcel F	5,960	Not Indicated
Parcel G	3,710	Not Indicated
Parcel H	5,490	Not Indicated
Park/OS	6,130	Not Indicated

Waivers Requested

Variances and/or waivers anticipated to be requested for this Comprehensive Permit include:

	Required	Proposed
Dimensional Requirements		
Lot Area	10,000 square feet	3,150 square feet
Lot Width	80 feet	48 feet
Rear-yard Setback	30 feet	10 feet
ROW & Pavement Standards		
Right-of-way Width	40'	30'
Hammerhead pavement radius	41'	20'
Right-of-way Int. Fillet Curve	15'	0'
Pavement Int. Fillet Curve	25'	10'

Decision Deadline

Pursuant to the Zoning Ordinance and Subdivision and Land Development Regulations, no decision is required for a Pre-Application Concept Review.

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.

Comprehensive Permits

This project has been submitted as a Comprehensive Permit application. RIGL § 45-53-4 allows applicants proposing at least 25% of the housing as low- or moderate-income housing to submit a single application to the review board (for South Kingstown, this is the Planning Board), in lieu of separate applications to the applicable Boards. The required findings, are outlined in RIGL § 45-53-4, and listed later in this memo.

The Planning Board has the authority to issue permits or approvals that any local board or official who would otherwise act with respect to the application, including but not limited to, the power to attach conditions and requirements with respect to height, site plan, size or shape, or building materials.

Review to Date

Staff Review of Pre-Application Concept Plan

Staff has reviewed the Pre-Application submittal. Based on the current level of detail of the plans submitted, Staff cannot specifically confirm the exact waivers that will be required but is of the opinion that the nature of the relief listed is appropriate. Details shown on the proposed plans moving forward at Conceptual Master Plan should be more detailed to determine exact waivers required.

In regard to consistency with the Comprehensive Plan, the residential nature of this development is consistent with the Plan, however the projected density far exceeds what has been outlined on Land Use Plan Map 2.4 – Wakefield Detail. The projected allowable density shown on Map 2.4 for the neighborhood in which this property is located is shown as ‘Medium High Density’ with a residential density range from 2.0 to 4.35 dwelling units per acre. The projected density of the proposed development is approximately 8.62 dwelling units per acre, inclusive of the parcel in its entirety (roadway and open space areas included).

Required Findings

Findings for Approval

In approving a Comprehensive Permit application, the Board must make the following positive findings, “supported by legally competent evidence on the record which discloses the nature and character of the observations upon which the fact finders acted”:

- (1) The proposed development is consistent with local needs as identified in the local comprehensive community plan with particular emphasis on the community’s affordable housing 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 and subdivision regulations, and/or where expressly varied or waived local concerns that have been affected by the relief granted do not outweigh the state and local need for low and moderate income housing;
- (3) All low and moderate income housing units proposed are integrated throughout the development, are compatible in scale and architectural style to the market rate units within the project, and will be build and occupied prior to, or simultaneous with, the construction and occupancy of any market rate units;

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- (4) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- (5) There will be no significant negative impacts on the health and safety of current or future residents of the community, in areas including but not limited to safe circulation or pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical or cultural features that contribute to the attractiveness of the community;
- (6) All proposed land developments and all subdivision lots will have adequate and permanent physical access to a public street in accordance with the requirements of RIGL § 45-23-60(5); and
- (7) The proposed development 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, unless created only as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.

Reasons for Denial

The Planning Board may deny the request for a Comprehensive Permit for any of the following reasons:

- (1) If the city or town has an approved affordable housing plan and is meeting housing needs, and the proposal is inconsistent with the affordable housing plan;
- (2) The proposal is not consistent with local needs, including, but not limited to, the needs identified in an approved comprehensive plan, and/or local zoning ordinances and procedures promulgated in conformance with the comprehensive plan;
- (3) The proposal is not in conformance with the comprehensive plan;
- (4) The community has met or has plans to meet the goal of ten percent (10%) of the year-round units or, in the case of an urban town or city, fifteen percent (15%) of the occupied rental housing units as defined in § 45-53-3(2)(i) being low and moderate income housing; or
- (5) Concerns for the environment and the health and safety of current residents have not been adequately addressed.