



**SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO**

1860 Kingstown Road

Advisory Development Plan Review, Advisory to Zoning

February 23, 2021

Project Type:	Development Plan Review		
Review Stage:	N/A		
Address:	1860 Kingstown Road		
Plat:	40-1	Lot:	125 & 126
Parcel Size:	~2.18 acres	Zoning District:	MU
Applicant:	Garret Homes, LLC c/o Gary Eucalitto 59 Field Street Torrington, CT 06790	Owner:	South Shore Mental Health (Gateway Healthcare, Inc.); Alternative Living Concepts (c/o Gateway Healthcare, Inc.)

Property Characteristics

The subject property consists of two currently vacant parcels located on Kingstown Road which includes Lot 125 (1.163 acres) and Lot 126 (1.016 acres). These parcels total 2.18 acres of land area and contain a wetland with associated buffer on the western portion of the property. The subject property is located in the Kingstown Road Special Management District.

Project Description

The applicant is proposing to construct a 7,050 square foot single-story retail structure on the eastern portion of the property along its frontage on Kingstown Road. The development will be serviced by public water and sewer

Parking, Loading & Access

The proposed project will include the construction of a parking lot providing twenty four (24) parking spaces that are 9' x 20' in size with a 25' wide drive aisle coming in from Kingstown Road and a 35' wide drive aisle in the rear of the building. The rear parking lot terminates in a circular truck turn around and includes a 12' x 60' loading dock off the southwestern corner of the building. A new concrete sidewalk will also be constructed along the properties entire frontage along Kingstown Road.

Drainage & Landscaping

Drainage for the proposed development is being accommodated with two (2) retention areas in the northwest and southwestern corners of the parking lot. The lot will also be landscaped with plantings along the property frontage on Kingstown Road, as well as surrounding the proposed structure, and other vegetative screens to the north, west, and southeast of the Site.

Waivers Requested

The applicant is not requesting any waivers for this project.

Regulatory Considerations

Section 301 (Schedule of Use Regulations Table) of the Zoning Ordinance allows for the proposed retail use (Use Code 55: Retail Trade, up to 10,000 square feet GLFA/use) via Special Use Permit. As such this Development Plan Review opinion serves as an advisory to the Zoning Board of Review.

The project is also subject to the requirements of the Subdivision and Land Development Regulations including landscaping standards, and drainage standards, as well as the dimensional standards of Section 401, the parking standards of Article 7, and the signage standards (if signage is proposed) of Article 8 will apply to the proposed development:

Section 401: Dimensional Standards: Principal structures within the MU district require the following setbacks: 25' front setback; 25' corner side setback; 10 foot side setback; 20 foot rear setback.

Section 711: Off-Street Parking Requirements: Retail uses require one (1) space for every 350 feet of gross leasable floor area (GFLA).

Section 805.B: Signs in CN and MU Districts: No more than one (1) sign is allowed per principal building. If freestanding, the top of the sign shall not be more than 8 feet above the ground, and shall have an area of not more than 12 square feet per side. If wall-mounted, such sign shall not exceed a total area of one-half square feet for each lineal foot of the wall on which such sign is located, not to exceed 30 square feet in sign area, nor shall the width of such sign exceed 60 percent of the width of the wall upon which it is attached. Both freestanding and wall mounted signs may be indirectly illuminated, but shall not be illuminated. No projecting signs shall be allowed in a CN or MU District.

The project is located within the Kingstown Road Special Management District, contained in Section 604 of the Zoning Ordinance, which outlines the following:

Section 604: Kingstown Road Special Management District: Construction of any new use, or significant expansion of any existing use having direct lot frontage on Kingstown Road, Saugatucket Road or Curtis Corner Road within the Kingstown Road Special Management District shall be subject to development plan review, and shall also conform to the following standards:

- A. *Frontage lots.* Creation of new lots having frontage and vehicular access on Kingstown Road, Saugatucket Road or Curtis Corner Road shall be avoided. If possible, new lots shall front on internal streets. The use of common or shared driveways among adjacent lots or access through parcels abutting the frontage lot to the side or rear, and/or construction of private or public access roads shall be employed.
- B. *No-access easement.* Where permanent vehicular access to the lot is provided from an internal circulation road, through adjacent land, or from any point other than from the roads listed above, the lot shall be restricted by means of an easement granted to the Town of South Kingstown prohibiting any future driveway or other vehicular access from the roads listed above.
- C. *Common driveways.* Where alternative access as provided in subsection A., above, is not possible, adjacent lots of record in the same ownership shall be required to share a common driveway so as to limit the total number of driveways with direct access to the roads listed above to the smallest possible number. Standards for common driveways shall be as provided in the Subdivision and Land Development Regulations of the Town of South Kingstown.

- D. *Parking.* Parking lots shall be located to the side or rear of the building away from major streets whenever possible. The area between the building and the street shall be devoted to a landscaped street yard.
- E. *Landscaped street yards.* Within any zoning district within the Kingstown Road Special Management District any lot having direct frontage on Kingstown Road, Saugatucket Road or Curtis Corner Road shall provide landscaping within the area between the street right-of-way line and the principal building. Landscaped street yards may contain only the following features:
1. Landscaping, as provided in the Subdivision and Land Development Regulations;
 2. Driveways, not to exceed 20 feet in width for single-household and two-household residential uses, or 35 feet in width for any other uses, with no parking permitted;
 3. Pedestrian walkways or bicycle paths;
 4. Permitted freestanding signs;
 5. Mailboxes customarily accessory to residential uses;
 6. Street signs or traffic control signs;
 7. Underground utilities.

The delineation of the landscaped street yard is illustrated by the landscape diagrams in the Subdivision and Land Development Regulations. This requirement shall not apply to Use Code 45, Automotive or Gasoline Service Stations.

- F. *Location of buildings.* In order to allow parking in the rear of the building in the Kingstown Road Special Management District, the front yard and corner side yard setbacks may be reduced to zero by the Planning Board as a condition of approval of development plan review.
- G. *Residential uses.* Single-household and two-household detached structures having direct lot frontage on Kingstown Road, Saugatucket Road or Curtis Corner Road within the Kingstown Road Special Management District shall be subject to development plan review, and shall also conform to the following standards:
1. Common driveways shall be employed for adjacent lots wherever possible;
 2. A landscaped street yard shall be required;
 3. Any garages shall have doors facing to the side or rear of the house and away from the roads listed above;
 4. Any off-street parking facility located on the side of the house or in any side yard shall be screened from the roads listed above.
- H. *Drive-through-windows.* Notwithstanding the provisions of Section 220, no drive-through window service of any kind accessed by motor vehicles for any use shall be permitted within the Kingstown Road Special Management District.
- I. *Maximum building size.* Within the Kingstown Road Special Management District, no structure containing any use shall exceed 7,500 square feet of gross leasable floor area (GLFA). The GLFA of a shopping center shall not exceed 10,000 square feet. No single use within a shopping center, however, shall exceed 7,500 square feet GLFA.
- J. *Driveway openings.* The width of driveway openings (curb cuts) on Kingstown Road shall be no more than 24 feet for any use, other than Automotive or Gasoline Service Stations (Use Code 45) and Public Safety Facilities (Use Code 25.2).

- K. *Prohibited Uses.* Any use in Use Code Category 10 - Marijuana-Related Uses shall be prohibited within the Kingstown Road Special Management District.

Decision Deadline

Pursuant to the Zoning Ordinance and Subdivision and Land Development Regulations, there is no deadline for Planning Board decisions on Development Plan Review applications.

Review to Date

09/09/2020 TRC Review of the Development Plan

Item/Issue Discussed	Recommendation
Circulation	A traffic study update is recommended to address impacts to Kingstown Road from both cars and large trucks.
Sidewalks	Plans must be amended to show the sidewalks running through the driveway.
Administrative Subdivision	Approval subject to the lots being merged.
Utilities	Locate all available sewer laterals on the plans for possible connection.

Required Findings

In accordance with Article IV.F(3) of the Subdivision & Land Development Regulations, prior to granting Development Plan Review approval the Planning Board shall find that:

- a) The granting of approval will not result in conditions inimical to the public health, safety, and welfare;
- b) The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
- c) The plans for such project comply with all the requirements of the Zoning Ordinance and the Subdivision & Land Development Regulations;
- d) The plans for such project are consistent with the Comprehensive Plan; and,
- e) Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval.

Draft Motion

"The South Kingstown Planning Board hereby grants advisory Development Plan approval for the 1860 Kingstown Road application, a proposed 7,020 square foot retail development with associated site improvements on Assessor's Plat 40-1, Lots 125 & 126, located at 1860 Kingstown Road, Garret Homes, LLC, *applicant*, South Shore Mental Health (Gateway Healthcare, Inc.) & Alternative Living Concepts (c/o Gateway Healthcare, Inc.), *owner*. This advisory Development Plan approval is based upon the plan set entitled '*Land Development Plans Issued For Permitting, Proposed Retail Development, 1860 Kingstown Road (RI Route 108), South Kingstown, Rhode Island, July 30, 2020, prepared for Garret Homes, LLC, prepared by BL Companies, 100 Constitution Plaza, 10th Floor, Hartford, CT 06103.* This approval is based upon the plan set entitled: "Proposed Retail Development, 1860 Kingstown Road (RI Route 108), South Kingstown, Rhode Island;" prepared by BL Companies, 100 Constitution Plaza, 10th Floor, Hartford Connecticut 06103, described as follows:

<u>SHEET</u>	<u>PREPARED BY</u>	<u>DATE</u>	<u>AS REVISED</u>
AL-1 / 1 of 2	BL Companies	7/30/2020	<i>Certified 10/15/2020</i>
AL-1 / 2 of 2	BL Companies	7/30/2020	<i>Certified 10/15/2020</i>
GN-1	BL Companies	7/30/2020	NA
DM-1	BL Companies	7/30/2020	NA
SP-1	BL Companies	7/30/2020	NA
TT-1	BL Companies	7/30/2020	NA
SD-1	BL Companies	7/30/2020	NA
GD-1	BL Companies	7/30/2020	NA
SU-1	BL Companies	7/30/2020	NA
EC-1 & EC-2	BL Companies	7/30/2020	NA
LL-1 & LL-2	BL Companies	7/30/2020	NA
DN-1, 2, 3, 4, 5, 6	BL Companies	7/30/2020	NA
Proposed Retail Development	LEDS, LLC	7/19/2020	NA
Conceptual Elevations	BKA Architects	4/29/2019	NA

This approval is based upon the following Findings of Fact and Conditions of Approval:

Findings of Fact

1. The granting of approval will not result in conditions inimical to the public health, safety, and welfare.
2. With the required Conditions of Approval, the granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district.
3. With the required Conditions of Approval, the plans for the project comply with all the requirements of the Zoning Ordinance and the Subdivision and Land Development Regulations.
4. The plans for the project are consistent with the Comprehensive Community Plan.
5. Any conditions or restrictions that are necessary to ensure that these findings have been met have been incorporated into this approval.

Conditions of Approval

1. The Landscape Plan shall be updated to reflect the three (3) planters proposed to be located adjacent to the curb cut along the entrance to the property prior to recording of this decision.
2. Wastewater flow calculations based on the intensification of operations and the number of employees shall be submitted to the Department of Public Services for approval prior to the issuance of a building permit for this project.
3. Development of the site shall be in strict conformance with the approved site plan, including the revised landscape plan, unless amended by these Conditions of Approval.
4. The applicant shall obtain all required local and State permits prior to commencing construction and/or installation of site improvements.
5. Prior to any request for a Certificate of Occupancy, a RI registered Professional Engineer shall inspect the installation of site improvements and shall submit certification to the Administrative Officer of the Planning Board that the construction conforms to the approved plans.

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6. Prior to any request for a Certificate of Occupancy, a RI licensed Landscape Architect shall inspect the installation of the landscape improvements and submit certification to the Administrative Officer of the Planning Board that the installation substantially conforms to the approved plan and the planting standards of the South Kingstown Subdivision and Land Development Regulations.
7. The applicant shall guarantee all landscape materials depicted on the approved plan set for a period of one (1) year from the date of planting.
8. **And any other conditions deemed necessary by the Planning Board in consideration of this application..."**