



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
HERITAGE ESTATES – PHASE II
Major Subdivision – Extension of Final Plan Approval
June 22, 2021

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|---------------|---|------------------|---------------------|
| Project Type: | Major Subdivision | | |
| Review Stage: | Extension of Final Plan Approval | | |
| Address: | Sand Turn Road | | |
| Plat: | 8-4 & 13-1 | Lots: | 20 & 54 |
| Parcel Size: | ~ 17.9 acres | Zoning District: | R80 |
| Applicant: | Grossi Estates, LLC | Owner: | Grossi Estates, LLC |

Subdivision Description

This ten (10) lot subdivision was proposed and approved in two (2) phases. Phase 1 consisted of six (6) parcels (lots 3, 6, 7, 8, 9 and 10) and was completed within two (2) years of approval. Phase 2 has not yet been completed on record lots 20 (AP 8-4) and 54 (AP 31-1) which has been approved to be proposed to be subdivided into four (4) parcels (lots 1, 2, 4 and 5 shown on the phasing plan). The subdivision included the creation of Monticelli Drive which has been completed and accepted by the Town Council.

Final Plan approval was issued in May of 2009 and previous requests for extensions of said approval were granted in April 2018, May 2019, and May 2020. Currently, the Final Plan approval is set to expire on June 30, 2021.

Decision Deadline

Pursuant to the Subdivision and Land Development Regulations, there is no specific deadline for a decision on these types of requests, however the current approval is scheduled to expire on June 30, 2021.

Regulatory Considerations

Reinstatement and extension of approvals are governed by Article VIII. Waivers and Modifications, Section C. of the South Kingstown Subdivision and Land Development Regulations. The Regulations allow reinstatement or extension of approvals under the following conditions:

1. The subdivision is consistent with the Comprehensive Community Plan;
2. The Regulations are substantially the same as they were at the time of original approval;
3. The zoning of the subdivision parcel is substantially the same as it was at the time of original approval;
4. Physical conditions on the subdivision parcel are substantially the same as they were at the time of original approval;
5. Any applicable State or federal regulations are substantially the same as they were at the time of original approval; and

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6. Any required fee, including Fair Share Development Fees, is the same as it was at the time of the original approval.

Reason for Request

The applicant has noted in their submission that the previous extensions have been requested for the past two (2) years because the development is a family project and no one is yet ready to build. As to the current request, the family situation has not changed from those requested previously. The last extension was approved on May 1, 2020.

Draft Motion for Consideration

“The South Kingstown Planning Board hereby grants an extension of the Final Plan approval for Phase II of the Heritage Estates major subdivision, located at AP 8-4, Lot 20 and AP 13-1, Lot 54 on Monticelli Drive, for one (1) year or until June 30, 2022. This reinstatement and extension is based on the following findings of fact:

1. The subdivision remains consistent with the Comprehensive Community Plan;
2. The Regulations are substantially the same as they were at the time of original approval;
3. The zoning of the subdivision parcel is substantially the same as it was at the time of original approval;
4. Physical conditions on the subdivision parcel are substantially the same as they were at the time of original approval;
5. Any applicable State or federal regulations are substantially the same as they were at the time of original approval; and
6. The required application fee is the same as it was at the time of original approval, and the required Fair Share Development Fees, are less than were required at the time of the original approval.”