



August 26, 2021

Mr. James Rabbit
Town of South Kingstown
180 High Street.
Wakefield, RI 02879

**RE: Major Land Development Project
Magnolia Lane
South Kingstown, Rhode Island
Project #: 2214-001**

Dear Mr. Rabbit:

On behalf of the applicant, we have prepared this brief narrative to outline the proposed developed as a land development project, without subdivision. The parcel of land is AP 57-1 Lot 121 and has a total area of 1.29 Acres (56,192 sf). The property is located on Magnolia Lane which has recently been improved as part of another land development project. The applicant is proposing a multi-household land development project to include two (2) duplex structures for a total of four (4) units. Access to these units is provided from Magnolia Lane and a private shared driveway. These units would be served by public water and public sewer which is located within Magnolia Lane and has been previously reviewed and approved by the Town. This property was also part of a RIDEM Insignificant Wetlands Permit #16-0028 and the Town Engineer has reviewed and approved this drainage design previously.

In 2018, the Town amended the Zoning Ordinance regarding multi-household land development projects. Previously, such projects were not allowed in the R-10 zone, and the Town revised their ordinance to allow them. Section 401 (Schedule of Dimensional Regulations) provides the maximum density allowed for multi-household land development projects. The allowed density for the subject property is 15,000 sf for first two (2) dwelling units plus 5,000 sf for each additional dwelling unit. At 56,192 sf, the maximum density for the subject property is 10.23 dwelling units. The subdivision regulations (in Article IV.H.8) require that you subtract out the land unsuitable for development on the parcel when calculating the density. The proposed development has 34,201 sf of suitable land area and therefore based on the ordinance the four proposed units are allowable under the current ordinance.

Additionally, the Town changed the dimensional standards for such developments. Those new revisions to the Zoning Ordinance also reduced the setbacks required for multi-household land development projects to match the standard R-10 setbacks, with exceptions, if the parcel with the multi-household land development project abuts a parcel with a single-family residential unit, then you must provide a 50 foot setback from that/those lots, or must provide a buffer (which can be a 50-foot wooded buffer; 20-foot wide partial landscape screen, or a 10-foot full landscape screen). These setback/buffering standards can be found in Notes to the Schedule of Dimensional Regulations, Sec. 402 of the Ordinance.

The applicant is proposing to install a full 10 ft landscape screen along the eastern property line to the abutting residential lot. This is shown on the current plan and was designed by a landscape architect Alex Avery, with DiPrete Engineering.

Waivers Requested

The Applicant is requesting waivers from Article IV. H (7) and (9) of the South Kingstown Subdivision and Land Development Regulations. Article IV. H (7) requires a minimum 100-ft. setback along any public street.

The Applicant is proposing a 47-ft. front yard setback for the proposed residential buildings which meets the underlying R-10 Zoning District requirements. The lot has existing drainage feature in the rear and due to the depth of the lot can not comply with a 100-ft. long setback. We believe that the waiver is reasonable and within the general purposes and intents of the Subdivision and Land Development Regulations and that little enforcement of the regulations is impracticable and will exact undue hardship because peculiar conditions pertain to the land in question.

We look forward to presenting and receiving feedback at this master plan stage of development.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.



Dave Russo, PE
Senior Project Manager
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