

AN ORDINANCE IN AMENDMENT OF SECTION 603.2 OF THE CODE OF
ORDINANCES OF THE TOWN OF SOUTH KINGSTOWN

The Town Council of the Town of South Kingstown hereby ordains that Sections 603.2C 603.2D of the Code of Ordinances, Town of South Kingstown, are repealed in their entirety. Sections 603.2C and 603.2D are hereby amended, and Section 603.2E is added as follows:

603.2 C. *Institutional Long-Range Plan Development Plan Review Requirement.* All health care institutions shall file an institutional long-range plan with the planning board for approval. The Planning Board shall review and approve the institutional long-range plan under the framework of development plan review.

1. *Purpose* An institutional long-range plan is required to promote the orderly growth and development of health care institutions while preserving neighborhood character, historic resources, and consistency with the Town's Comprehensive Plan and adopted land use policies. The institutional long-range plan is a statement in text, maps, illustrations, and/or other media that provides a basis for rational decision-making regarding the long-term physical development of the institution's campus.
2. *Filing Requirements* All health care institutions shall file an institutional long-range plan with the Town Planning Board. The plan shall be updated every five years from the most recent date of approval, which includes any amendments to a plan. All updates shall show changes in the institution's development plans and real property holdings. The institutional long-range plan may also be amended prior to the five year renewal.
3. *Procedure*
 - a. **Institutional Long-Range Plan Pre-Submittal Public Participation.** Prior to formal submittal of an institutional long-range plan to the Planning Board, the institution shall undertake a public participation process. The public participation process shall include:

- i. A minimum of one neighborhood presentation of the major proposals in the plan. Neighborhood organizations, elected officials, and Planning Department staff shall receive prior written notice of this meeting, and shall have the opportunity in the meeting to provide comments.
- ii. A pre-application meeting before the planning board on a new or amended institutional long-range plan is required if the Administrative Officer deems that the scope of the institutional long-range plan is so significant that the meeting is warranted.

b. Action by Planning Board

Institutional long-range plans and amendments to previously approved plans shall be reviewed by the planning board for compliance with the comprehensive plan and this Ordinance at a regularly scheduled meeting of the planning board following submittal of a complete application.

603.2D

D. *Long-range plan contents.* The long-range plan shall, at a minimum, contain the following:

1. Mission statement of the hospital, including its relationship with the neighborhood and community in which it is physically situated.
2. A list of all existing buildings owned or leased by the hospital within the hospital campus, with the following information, provided in tabular form, using the following as column headings:
 - Building, by name or address.
 - Exterior size or footprint.
 - Height in stories and feet.
 - Physical condition.
 - Primary use.
 - Percent used for patient care.
 - Percent used for administrative offices
 - Accessory use or ancillary use.
3. Statement of ten-year goals and five-year objectives and means and approaches through which such goals and objectives may be reached.

4. A study of traffic conditions that analyzes existing traffic generation, and the impacts of traffic generation predicted from proposed projects. The study shall include actions that the institution will take to reduce the negative impacts of increased traffic. The institution shall establish the scope of the traffic study through consultation with the Administrative Officer.
5. Proposed changes in land holdings of the institution within or contiguous to the hospital campus, including property to be sold or acquired, proposed street(s) to be abandoned, and new streets and driveways to be established including private rights-of-way.
6. Proposed changes in land use within the hospital's campus and grounds.
7. Proposed capital improvements including new structures, additions to existing structures, parking lots, driveways, access roads, and landscaped areas or buffers. Major repairs that affect the building and/or campus grounds shall be included. The plan shall, at a minimum, identify the location of such improvements (on a map of the campus), the footprint and exterior dimensions of any new structure, height in stories and feet, proposed uses, including primary and accessory uses, parking and loading to support such uses, and landscaped buffers.
8. For any new building or addition to an existing building that has building plans, including scaled plans and elevations, such plans and drawings shall be included in the long-range plan. For building plans, including additions to existing buildings, that are in the conceptual planning stages and architectural drawings are not available at the time of submission of the long-range plan, the planning board shall require, as a condition for approval of the long-range plan, that when such architectural drawings are prepared, they shall be submitted for development plan review, pursuant to the subdivision and land development regulations.
9. Proposed demolition of any building, structure, parking lot, or any other campus facility.

10. A parking plan that shows the location of all parking on the hospital campus. The plan shall identify: the number of parking spaces; the location of new spaces required as a result of any proposed development; and, other information deemed appropriate.
11. The long-range plan shall contain text and maps to facilitate the review process.
12. In addition to the above, any hospital subject to regulation by the Department of Health pursuant to F.L. 1956, Ch. 23-15, as amended, and to the rules and regulations promulgated by the Director of Health for the State of Rhode Island pursuant thereto, which are required thereby to obtain a certificate of need as a precondition to licensure of any new or additional premises, shall file said certificate of need as an appendix to its plan.
13. Conditional agreement for payment in lieu of taxes (PILOT) with regard to for-profit enterprises of the health care institution, if applicable.
14. Application filing fee, to be established by the town council from time to time.

603.2E

E. Modifications to Approved Institutional Long-Range Plans

The following development actions are considered consistent with an approved institutional long-range plan, even if not specifically shown on that approved institutional long-range plan:

1. Construction of new structures of 3,000 square feet of gross floor area or less that are adjunct to and support an existing use on campus.
2. Additions to existing structures of less than 25% of the existing gross floor area or 10,000 square feet in gross floor area, whichever is less.
3. Interior renovations to an existing structure.
4. Façade renovation to an existing structure.
5. A change of use to any use allowed within the hospital campus.
6. New parking facilities of 10 or fewer parking spaces.

7. Creation or expansion of any bicycle parking facilities.
8. Creation or expansion of open space, walking paths, outdoor seating, and alternate landscape designs and stormwater management techniques.
9. Creation or expansion of electric vehicle charging stations.