



**SOUTH KINGSTOWN PLANNING DEPARTMENT  
PROJECT REVIEW MEMO**

**12 Green Street**

**Minor Multi-Household Land Development - Pre-Application Concept Review  
September 26, 2023**

Project Type:	<b>Minor Multi-Household Land Development</b>		
Review Stage:	<b>Pre-Application Concept Review</b>		
Address:	<b>12 Green Street</b>		
Plat:	<b>49-1</b>	Lot:	<b>148</b>
Parcel Size:	<b>0.35 acres (15,412 sq. ft.)</b>	Zoning District:	<b>CD</b>
Applicant:	Johnnycake Center for Hope c/o Kate Brewster 22 Kersey Road Wakefield, RI 02879	Owner:	Same

**Property Characteristics**

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The property is approximately 0.35 acres in total area and is developed with an existing 4-unit multi-household dwelling with a parking area. This property is located on Green Street, an improved public roadway, east of the Peace Dale rotary.

**Project Description**

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The applicant is proposing to demolish the existing 1,496 square foot residential dwelling and construct a new 2,542 square foot 4-unit multihousehold structure with associated parking, utilities, and stormwater drainage system. It's unknown at this time if the applicant will be requesting any waivers on this project.

The new structure is presumed to be serviced by public water and municipal sewer service.

**Decision Deadline**

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

**Regulatory Considerations**

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***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.

#### **Section 401 (Zoning – Dimensional Requirements)**

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:

*5,000 for first two (2) dwelling units plus 1,200 square feet per each additional dwelling unit.*

At 15,412 square feet, the maximum density for the subject property is 10.68 dwelling units. The applicant is proposing a total of four (4) units, well under the maximum density allowed. At this point it is unclear if this project will include an affordable component (deed-restricted units).

#### **Article IV, Section H – Multi-Household Land Development Project**

Section H(6) requires screening to provide a physical barrier and visual screen from adjacent properties. Section H(7) requires a minimum front yard setback of 100 feet along public streets with prohibitions on buildings, parking lots and other utility areas from being located within this setback. A 50' landscaped or natural buffer zone is required to be maintained along said public street. Section H(9) requires that pedestrian walkways be provided for the development, and that parking lots be set back from the wall of any building (except garages, that 10% of the developable area (~1,541 square feet) must be dedicated as open space, type dictated by occupants and approved by the Planning Board, and that the minimum distance between buildings shall be 50'.

A more thorough analysis of Article IV, Section H will be conducted by Staff if this project moves forward to the next stage of review.

#### **Required Findings**

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As a reminder, State law requires **for all administrative, minor, and major subdivision and land development applications**, approving authorities must make positive findings on the following standard provisions:

- (1) The proposed development is consistent with the comprehensive community 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;
- (3) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- (4) The subdivision, as proposed, 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. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
- (5) All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.

The approving authority must also address each of the following general purposes of zoning:

- (1) Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
- (2) Promoting high quality and appropriate design and construction of land developments and subdivisions;
- (3) Promoting the protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
- (4) Promoting design of land developments and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure;
- (5) Encouraging local design and improvement standards to reflect the intent of the community comprehensive plans with regard to the physical character of the various neighborhoods and districts of the municipality;
- (6) Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
- (7) Encouraging local requirements for dedications of public land, impact mitigation, and payment-in-lieu thereof, to be based on clear documentation of needs and to be fairly applied and administered; and
- (8) Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.

With regard to waivers, the Regulations (Article VIII.B.1) require that the Planning Board find that:

- a. The waiver or modification is reasonable and within the general purposes and intents of the Regulations; and,
- b. Literal enforcement of the regulation is impracticable and will exact undue hardship because of peculiar conditions pertaining to the land in question; or waiver or modification of the regulation is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.