



**SOUTH KINGSTOWN PLANNING DEPARTMENT  
PROJECT REVIEW MEMO**

**Frank Avenue  
Advisory Development Plan Review**

June 11, 2024

Project Type:	<b>Development Plan Review</b>		
Review Stage:	<b>N/A</b>		
Address:	<b>64 Frank Avenue</b>		
Plat:	<b>22-1</b>	Lot:	<b>88</b>
Parcel Size:	<b>3.24 acres</b>	Zoning District:	<b>IND-1</b>
Applicant:	Frank Avenue Industrial Park, LLC 220 Knowles Way Extension Narragansett, RI 02882	Owner:	Same as Applicant

**Property Characteristics**

The Site is a linear, 3.24-acre parcel of land bounded by Frank Avenue on the east, the Amtrak railroad corridor on the west and Waites Corner Road to the north. The Site is presently improved with a single, 8,125 sq. ft., steel industrial building at the southern end of the parcel. The Site is generally flat and the undeveloped portion includes a mixture of open areas and scrub vegetation in the center with some trees around the perimeter. While the subject property is zoned Industrial-1, the lots on the opposite side of Frank Avenue, to the east, are zoned Residential R-20.

**Project Description**

The applicant proposes to develop the Site north of the existing building with three (3) additional industrial buildings, including: two (2) 70' x 150', 10,500 sq. ft. buildings, and one (1) 70' x 180', 12,600 sq. ft. building. Parking is proposed for each building along with a stormwater infiltration structure at the northeast end of the parcel.

The project is proposed as a change to a previous development approval that authorized the construction of a single, 49,000 sq. ft. industrial building on the parcel of land that is now Lot 88. The combined floor area of the four (4) buildings (*1 existing + 3 proposed*) would be 41,725 sq. ft.

**Waivers Requested**

The applicant has not requested any waivers for this proposal at this time.

**Regulatory Considerations**

The applicable zoning requirements in the IND-1 zone for this project are as follows:

	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>Lot Area</b>	40,000 sq. ft.	141,134.4 sq. ft.
<b>Frontage</b>	150 ft.	920'
<b>Coverage</b>	80%	30%

<b>Fr. Setback</b>	40'	66'
<b>Corner-Side Setback</b>	40'	123'
<b>Side Setback</b>	30'	N/A
<b>Rear Setback</b>	30'	13'

The project's non-conformance with the rear setback requirement, as noted above, should be subject to relief by Unified Development Review, but no written request for relief by UDR has been received. It appears that the proposed 13' setback may have been approved as part of the earlier development plan approval for the Site.

As a proposed new facility subject to Development Plan Review, the project is subject to the landscaping and buffering requirements of Section 505.7 of the Zoning Ordinance.

The Site's frontage on Frank Avenue is subject to Street and Perimeter landscaping requirements under Art. IV.G. of the Subdivision Regulations.

#### **Decision Deadline**

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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**

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A Notice of Incomplete Submission was issued to the applicant on May 2, 2024, for this project. The Planning Department has yet to receive a response to its Notice of Incomplete Submission. The application as submitted has not been certified complete.

#### **Required Findings**

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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.

The Planning Board Advisory to the Zoning Board should consider whether the Planning Board agrees that the proposed project meets the above referenced findings in the affirmative and should reference any required special conditions the Planning Board feels are necessary in the granting of the Special Use Permit.

#### **Draft Motion**

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No draft motion has been provided because the application is still incomplete.