

SEP 05 2024

TOWN OF
SOUTH KINGSTOWN

PROJECT SCOPE NARRATIVE
LAVENDER WAVES FARM
3814 COMMODORE OLIVER HAZARD PERRY HIGHWAY
SOUTH KINGSTOWN, RI
ASSESSOR'S PLAT 78-3; LOT 7
OWNER: Henry Cabrera

The proposed zoning application for Lavender Waves Farm located at 3814 Commodore Oliver Hazard Perry Highway requests a special use permit to allow Lavender Waves Farm to perform on site seasonal (May-October) wedding events as an accessory use to the farm enterprise. Lavender Waves Farm currently operates as a Farming Enterprise as defined by Town of South Kingstown Zoning Regulation 503.7F which by right allows Farm Enterprise Events associated to the main use of the farm as defined in Town of South Kingstown Zoning Regulation 503.7G.

Lavender Waves farm is situated on a 13.5 Acre Parcel just south of Route 1 Commodore Oliver Perry Hazard Highway and accessed via a short turnoff exit from the north bound lane of Route 1. Approximately 100' from the Route 1 exit is the farm's long (450') access lane which leads to the developed section of the parcel and the main residence. Traversing south from the residence, the site opens to the wide (600') farm cultivation area. The subject parcel is located within the R200 zone consisting of larger lot sizes of 200,000 sq ft. The parcel is abutted to the north by Route 1, the east, south and west by developed residential building lots on large wooded/post agricultural lots of 200,000 sf or larger. The immediate area context is of a rural setting of large contiguous wooded areas intermixed with post agricultural period fields. Most of the development on the site is situated at the northern section of the parcel contiguous to the access lane. The balance of the site remains in open field and agricultural plant production. The site experiences sheet drainage from the north to the south ultimately draining to an approximately 1.5-acre pond at the southernmost portion of the site.

The majority of the central portion of the site is dedicated to the farms' lavender cultivation with the lavender being cultivated in long (220') concentric rows originating from a central radius. At the center point of the rows a scenic gathering area/gazebo is sited. Adjacent to the cultivated section of the farm are two outbuildings (barn structures) used for farm machinery and tools storage and a smaller outbuilding used for related lavender product sales. An approved accessory use residential structure exists close to the central portion of the eastern property line with this accessory structure not being integral to the farms' cultivation operations.

Anticipated wedding events are planned to occur seasonally (May-October) and take place from 9am-9pm with clean up time scheduled to end no later than 10:00pm. The applicant is intending to plan no more than 15 events per season with a max of 150 people per event. Event parking (47 spaces designed) is sited within an existing open field at the northernmost portion of the site immediately

adjacent to the shared access driveway for abutting residences. This access drive is the main access Route 1. A State of Rhode Island DOT Physical Alteration Permit (201203) was obtained by the owner to approve the farms' events in relation to Route 1 traffic. Staff parking is provided within an existing open field to the east of the parcel's main access drive. The parking areas will maintain a 10' wide landscape strip as mentioned in the South Kingstown zoning ordinance. In an effort to maintain the rural character of the farm and surrounding area, the existing parking area is proposed to remain grass in lieu of pavement. Both parking areas will be core aerated twice per season to mitigate the effects of soil compaction from automobiles.

The intended design sites an enclosed 40 X 80 event tent at the furthest points from abutting residences to mitigate sound travel. The closest residential structure is over 500-ft away. All event AV systems will be inside a walled tent with the tent entrance pointed away from abutting residences. It is the owner's goal to keep sound levels within the Town of South Kingstown's sound ordinance. It is anticipated that only string instruments will be utilized at a wedding event.

The majority of event lighting will take place within the walled event tent. Should any outdoor lighting be utilized it will be required to be shielded, down lighting and directed away from abutting residences to eliminate the potential of light overflow to abutting properties.

The site is designed so event guests will proceed from the parking area and travel south along a defined pathway to reach the main farm area. The defined pathway will end to an open vista of the working farm and its cultivated lavender rows with distant views to the wetland/woodlands. Event goers will then travel through the lavender fields and experience the sight and fragrance from the cultivated plants and stop at the centrally located gazebo/gathering space. Event guests will then move from the gazebo passing another length of lavender cultivation eventually ending at the event tent. Working staff and associated equipment will access the tent via a dedicated travel lane separate and independent of event guests to minimize conflicts with traveling work vehicles and pedestrians. It should also be noted that there will be no onsite cooking and all events will be catered.