



PROJECT NARRATIVE

November 6, 2020

“Robinson Place”

AP 57-4 Lot 167

221 Robinson Street

Master/Preliminary Plan Submission

Town of South Kingstown

Prepared For:

Main Street Capital LLC

10 High Street

Wakefield, RI, 02879

Prepared By:

Principe Engineering, Inc.

27 Sakonnet Ridge Drive

Tiverton, RI, 02878

SECTION I – EXISTING CONDITIONS

The following narrative has been prepared to provide an overview of the residential land development project, “Robinson Place” at 221 Robinson Street in South Kingstown. The project site is identified as AP 57-4 Lot 167 and is composed of 0.43 acres featuring a one-story, multi-unit commercial building. This site is located in the Town’s commercial downtown zoning district along Robinson Street between Main Street and Woodruff Ave. Surrounding uses include a healthy mix of residential dwellings and commercial buildings while being in short proximity to many shops, restaurants, and other community centers. An existing parking lot is currently within the confines of the property as well as on-street parallel parking along the frontage of the building/property. Existing utilities available to the property within Robinson Street include sewer, water, electric and gas.

This narrative report provides information regarding the existing conditions of the parcel as well as the proposed development as put forth by the applicant. The information within this report will generate an understanding of the proposal set forth and how it will enhance its surroundings.



The aerial map below displays the relative location of the site to the existing surrounding neighborhood roadways.



The site contains Urban Land (Ur) (soil type) according to the USDA Soil Survey. The gentle, natural topography slopes from east to west on the subject property. There are no wetlands, watercourses, or coastal features located within the subject property or within 200 feet of the proposed project. There are no existing or proposed wells within 200 feet of the proposed project and the site is located in Flood Zone X (, area of minimal flood hazard,) as determined on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Town of South Kingstown, Rhode Island, Map #44009C0203K effective 4/3/2020.

The development parcel is not located within a RIDEM Natural Heritage Area, South Kingstown Natural Heritage Area, CRMC Narrow River SAMP, CRMC Salt Ponds Special Management Area, or Town of South Kingstown Groundwater Protection Overlay District. The

property is located within the Saugatucket TMDL watershed but is not within an OWTS Critical Resource Area or Drinking Water Supply Watershed as outlined by RIDEM.

SECTION III – PROPOSED CONDITIONS

“Robinson Place” is a proposed residential development project which will include the construction of ten (10), one-bedroom dwelling units above the existing nine (9) commercial units located on the first floor. There are an existing nineteen (19) parking spaces within the parking area on site as well as an additional 10 along the building/property frontage. This makes a total of twenty-nine (29) parking spaces to accommodate the entirety of the proposed uses. By regulation (including 50% reduction in Commercial Downtown zoning), the 8,587 square foot footprint requires twelve (12) spaces for the existing commercial development. With the additional ten (10) residential units, and additional ten (10) parking spaces are necessary. In total, twenty two (22) parking spaces are required and twenty nine (29) are provided.

Each unit will be sprinklered via the existing fire suppression supply for the building. The units will be connected to the public sewer and public water system. Refuse/recycle collection service for the proposed units will be accommodated within a central dumpster location. There is no increase in impervious surface area based on the proposed improvements for this.

A fiscal impact analysis has been provided herein which discusses the approximate population and number of school-aged children expected from the proposed development as well as a projection of fiscal impact.

SECTION IV – CONCLUSION

This project as proposed will provide the Town with complementary residential units in the core of the Town with minimal impacts to public services and the surrounding neighborhoods. The style and density of the development will enhance the area and surrounding neighborhoods.

Attached to this narrative summary are the following maps and documents:

- 1) Vicinity Map
- 2) Fiscal Impact Summary
- 3) 200' Abutters List

