



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
Galilee Mission, Inc.
Development Plan Review
August 23, 2022

Project Type:	Advisory Development Plan Review		
Review Stage:	N/A		
Address:	23 Arnold Street		
Plat:	57-2	Lot:	5
Parcel Size:	~0.25 acres	Zoning District:	CH (Commercial Highway)
Applicant:	Galilee Mission, Inc. c/o Lynn E. Serra 1220 Kingstown Road Wakefield, RI 02879	Owner:	Same

Property Characteristics

The existing property, formerly used as offices with health-related services (Use Code 41), is located in a Commercial Highway (CH) Zoning District just off Tower Hill Road. While more representative of a residential building, the existing premises is located in a transition zoning area adjacent to a residential zone.

Project Description

The applicant is proposing to change the use of this property to a drug or alcohol rehabilitation facility (Use Code 24.1) and make landscaping improvements to meet the landscape screening requirements of the Subdivision and Land Development Regulations. The proposed use is allowed in the CH Zoning District however it does require Development Plan Review with the Planning Board in order to proceed.

Waivers Requested

As this is an adaptive reuse of an existing development, and additional landscaping is being installed in conformance with Town Regulations, the applicant has not requested any waivers from Town regulations.

Regulatory Considerations

Zoning Ordinance – Article 3, Sec. 301: Schedule of Use Regulations Table

Per Section 301 of the Zoning Ordinance, the proposed drug and alcohol rehabilitation facility is an allowed use in the CH Zoning District.

Decision Deadline

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

Technical Review Committee – August 10, 2022.

Upon review and discussion with the applicant, the TRC granted **conditional approval** of the application with the following conditions subject to confirmation by the Planning Board:

1. Solidify the parking needs vs zoning requirements.
2. Solidify with Building Dept and DPS in regard to wastewater requirements (grease trap).
3. Delineate outdoor space on the site plan.
4. Clearly articulate the logistics of the facility and the program (visiting hours, employees).
5. Finalizing any landscape plans and addressing any waivers, if needed.

Said motion was made by Ms. Susan Axelrod, duly seconded by Mr. Wyman, and was approved unanimously 6-0 (S. Axelrod; R. Bourbonnais; J. Gorman; J. Rabbitt; C. Heiner; J.V. Wyman).

Required Findings

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.

Draft Motion

The following motion with associated findings and conditions of approval is being offered for consideration by the Planning Board and should be amended accordingly if deemed appropriate or otherwise necessary.

“The South Kingstown Planning Board hereby grants advisory Development Plan approval for the Galilee Mission, a proposed change of use from offices with health related services (Use Code 41) to a Drug or Alcohol Rehabilitation Facility (Use Code 24.1) on Assessor’s Plat 57-2, Lot 5, located at 23 Arnold Street, Galilee Mission, *applicant/owner*. Development Plan approval for this application are based on the site and landscaping plan submitted to the Town with this application.

This approval is based upon the following Findings of Fact and Conditions of Approval:

Findings of Fact

- A. The granting of approval will not result in conditions inimical to the public health, safety, and welfare.
- B. With the required Conditions of Approval, 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. With the required Conditions of Approval, the plans for the project comply with all the requirements of the Zoning Ordinance and the Subdivision and Land Development Regulations.

- D. The plans for the project are consistent with the Comprehensive Community Plan.
- E. Any conditions or restrictions that are necessary to ensure that these findings have been met have been incorporated into this approval.

In addition to the Development Plan Review standards listed above, the Planning Board further finds that:

- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area in the immediate vicinity so as not to adversely affect said area.
- G. The exterior appearance of the structure is consistent with the exterior appearance of existing structures within the immediate neighborhood, so as to prevent blight or deterioration, or substantial diminishment or impairment of property values within the neighborhood.

Conditions of Approval

1. Development of the site shall be in strict conformance with the approved site plan, unless amended by these Conditions of Approval.
2. The applicant shall obtain all required local and State permits prior to commencing any site improvements and obtaining a Certificate of Use or Occupancy.
3. Any proposed signage must comply with the requirements established by Article 8 of the Town of South Kingstown Zoning Ordinance and any future lighting considerations shall be dark sky compliant.
4. The application shall be reviewed and approved by Union Fire prior to the issuance of a Certificate of Occupancy; and
5. The Building Official shall confirm that the access and parking on the Site conforms to American Disabilities Act (ADA) code requirements, as well as the South Kingstown Zoning Ordinance, prior to the issuance of a Certificate of Occupancy.
6. All landscaping shall be installed per the approved plans. Prior to any change in use being established, a letter shall be submitted by a Registered Landscape Architect (RLA) certifying that all plant material has been installed per the approved plan.
7. **And any other conditions deemed necessary by the Planning Board in consideration of this application..."**