
Pre-Application Project Narrative

“People’s Credit Union”

Assessor’s Map 57-1, Lot 92
703 Kingstown Road, LLC
South Kingstown, RI

Prepared For

People’s Credit Union
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1.0 INTRODUCTION

This narrative is intended to accompany the pre-application submission for the People's Credit Union proposal to re-develop the property located at 703 Kingstown Road in South Kingstown, Rhode Island. This narrative is a requirement of the "Pre-Application Concept Review Checklist" applicable to all Land Development Projects.

1.1 Site Description

The Site includes a 0.70 single parcel developed commercial property located at 703 Kingstown Road. The Site contains a single 2,150 square foot footprint structure which is currently vacant. The fronting roadway is a state-maintained roadway also identified as RI Route 108. The Site is accessed from this roadway via two existing curb cuts. One of these curb cuts is shared with the property to the northwest. The Site abuts occupied commercial properties on all sides and across Kingstown Road. Aside from the single-story masonry structure, the Site is occupied primarily by a paved parking lot. Limited perimeter vegetation is present along the roadway and the adjacent boundary lines. The structure is served by municipal sewer and water from mains within Kingstown Road. Overhead electrical and communication services are provided from a utility pole along the southeastern property line. Stormwater drain structures within the parking lot are connected to the state infrastructure in the abutting roadway. There are no stormwater quality or control devices located on the property. The frontage along Kingstown Road includes a bituminous concrete sidewalk with precast concrete curbing.

There are no freshwater wetlands or other features protected by the state located on the property or within the vicinity on abutting properties. The Site is **not** located in any of the following areas:

- Natural Heritage Areas as defined by RIDEM
- Town of South Kingstown Groundwater Protection Overlay District
- TMDL watershed as identified by RIDEM or the Town of South Kingstown
- OWTS Critical Resource Area as defined by RIDEM
- Drinking Water Supply Watershed as defined by RIDEM

1.2 Zoning

The Site and the adjacent commercial properties along Kingstown Road are zoned Commercial Highway, District (CH). Per Section 101 of the Town of South Kingstown Zoning Code:

"This district represents an orientation toward the automobile, with sufficient off-street parking areas and direct traffic access to major highways. The predominant pattern is the shopping center, where several individual stores are planned and owned as a unit on the same parcel of land, but also may include many individual single-unit buildings and uses as well. Such retail uses as gas stations, fast food establishments and the larger supermarkets predominate in shopping centers. Also included are such uses as repairing, open lot sales, wholesale business, storage, etc. These uses are subject to performance standards. It is intended that this zone permits and encourages revitalization and intensification so that the areas so zoned are used to their peak potential. Provision of public water in the future may be permitted, particularly if area wells become contaminated, but such water line extensions should not be used to justify commercial expansion. Residential development is excluded from these areas."

1.3 Regulations and Guidelines

Regulations and Ordinances that helped to shape the development of the project Site were the following:

1. Town of South Kingstown Zoning Ordinance. (Code of Ordinances, Appendix A)
2. Town of South Kingstown Subdivision and Land Development Regulations.
3. State of Rhode Island Stormwater Management, Design, and Installation Rules (250-RICR-150-10-8).
4. Urban Hydrology for Small Watersheds. (TR-55 Manual)
5. Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction.
6. Rhode Island Department of Transportation Standard Details.

2.0 SITE IMPROVEMENTS

The applicant, People's Credit Union (PCU) intends to demolish the existing structure and to construct a banking office. The proposed 2,836 square foot footprint structure shall be centrally located within the Site. This new structure shall adhere to all setback and building coverage requirements indicated in the zoning code. Three drive-through ATM lanes are to be located to the rear of the structure covered by a canopy. The existing parking lot shall be revised to suit the proposed traffic flow through the site. This will result in a new parking aisle at the front of the structure and new grassed and landscaped areas where existing pavement is no longer required. The overall percentage of green space within the Site shall remain the same or be increased. The existing site access points from Kingstown Road shall be retained, though traffic flow through the site will be simplified. An enclosed trash area is to be located to the rear of structure. A connection to the existing sidewalk along the roadway is also proposed to promote pedestrian traffic.

2.1 District Regulations (South Kingstown Zoning Ordinance Article 4)

The project as proposed does not require any dimensional variances from the Zoning Ordinance (Article 4).

2.2 Supplementary Regulations (South Kingstown Zoning Ordinance Article 5)

The following information details the project's conformance with the Supplementary Regulations (Article 5) of the Zoning Ordinance:

- Ordinary building projections into building setbacks shall not exceed 12 inches (Sec. 502.4).
- No accessory structures shall be located in any required front yard, except flagpoles, signs and structures (not to exceed five hundred (500) square feet in area not exceed ten (10) feet in height) related to public safety, transportation or utilities (Sec 503.1)
- The trash enclosure shall meet all of the requirements of Sec. 503.12.

3.0 PARKING ANALYSIS

The proposed development meets or exceeds the parking requirements indicated in Article 7 of the zoning ordinance. A total of nine (9) spaces are required while twenty-three (23) spaces, including one ADA accessible space, are proposed.

The project also proposes one loading zone location; however, it is not anticipated that significant loading or unloading of goods will be required for the operation of the facility.

4.0 WATER SUPPLY - DOMESTIC

The project is proposed to be supplied by municipal water from the main within the fronting roadway. With permission from the providing entity, the existing domestic water service stub will be re-used to avoid the need to cut the roadway.

5.0 SEWAGE DISPOSAL

The project is proposed to be supplied by municipal sewer from the main within the fronting roadway. With permission from the providing entity, the existing service stub will be re-used to avoid the need to cut the roadway. All sewer work will be performed in accordance with the Town of South Kingstown Department of Public Works standards.

6.0 STORMWATER

Existing stormwater infrastructure consists of two stormwater inlets located within the paved parking lot. These inlets route surface stormwater to the state-maintained system within Kingstown Road. There are no stormwater quality systems located on the property.

Conceptually, the proposal retains the two existing connections to the state roadway with only a minor modification to one of the structures as required by the parking lot reconfiguration. Pending subsurface water table testing, an underground water quality system is proposed to treat runoff from the proposed structure. This system will overflow to grade where the parking lot drains will manage the runoff. A balance of proposed pervious and impervious surface materials will ensure that there will be no new generation of stormwater runoff.

7.0 ELECTRIC SERVICE

RI Energy provides overhead electrical services along Kingstown Road. The project proposes to tie into an overhead service and run underground conduit to the proposed structure. RI Energy is expected to have the capacity and willingness to service the project; however, they have not yet reviewed the proposed connection. All construction and design will be in accordance with the RI Energy Rules and Regulations.

8.0 GAS SERVICE

The project is proposed to be supplied by gas from the stub serving the existing structure. RI Energy is expected to have the capacity and willingness to service the project; however, they have not yet reviewed the proposed connection. All construction and design will be in accordance with the RI Energy Rules and Regulations.

9.0 POLICE

Police enforcement shall be provided by the South Kingstown Police Department. Since the project is surrounded by similar use developments and does not contain any special or unusual features, the project should receive similar protection.

10.0 FIRE PROTECTION

Fire protection shall be provided by the South Kingstown Fire Department. A fire hydrant is located directly across the highway from the proposed structure. The parking lot access shall be approved by the Fire Department.

11.0 SCHOOLS

As no new residential units are proposed, the project is not anticipated to have any effect on the public school system.

12.0 EMERGENCY SERVICES

Since the project is surrounded by similar use developments and does not contain any special or unusual features, the project should have similar access to emergency services.

13.0 PHYSICAL AND ECOLOGICAL CHARACTERISTICS

13.1 Surrounding Lands

Surrounding land use consists primarily of small-scale commercial uses including retail, office space, and restaurants.

13.2 Wetlands

There are no wetlands or any other features protected by the state located on the Site or on adjacent properties.

13.3 Flood Plain & Soils

According to the Flood Insurance Rate Mapping for the Town of South Kingstown the site is primarily located in Zone X. Zone X is within the area of minimal flooding for the 100-year flood.

The soil types on site are mapped as Ur (Urban Land) by the USDA Natural Resource Conservation Service. There are no prime agricultural soils or farmland soils of statewide importance at the site.

13.4 Vegetation

There is no significant vegetation on the Site aside from perimeter vegetation along the property lines.

13.5 Wildlife Habitat

Since the site is surrounded by developed urban areas, the subject property is not considered a significant wildlife habitat. To the best of our knowledge, there are no endangered or threatened species living on the site.

13.6 Environmental

The applicant will meet all environmental requirements of the Rhode Island Department of Environmental Management and the Town of South Kingstown.

14.0 CHARACTER OF THE COMMUNITY

14.1 Scenic

An evaluation of the site surroundings reveals that the site is located in an area appropriate for a small-scale commercial use. The property is located in an area consisting of similar uses and will complement local needs for professional services. The property and its direct surroundings have the scenic value one might expect from a commercial highway. The proposed use is not expected to detract from this value as the property provides minimal value in its current state.

14.2 Archaeological Conditions

There are no special or unique archaeological conditions known to exist on the site as it is located centrally in town. If any archaeological artifacts or remains are found during construction, work will stop immediately and a historic/archaeological expert will be consulted to determine the significance of the find. The archaeological remains, if they are found to be significant, will be preserved based on the Town and expert's recommendation and/or opinion.

14.3 Scale

The scale of the proposed banking office is reasonable in relation to the size of the property. Allowable lot coverage within the CH zone is 30% while the proposed building represents only 11.8% of the developable land area. The structure is to be only a single story which will limit the visual impact to the area.

14.4 Placement

The placement of the proposed structure shall meet all setback requirements of South Kingstown.

14.5 Lighting

All proposed lighting shall be consistent with Section 704 of the town ordinance and shall be dark sky compliant.

14.6 Abutting Properties and Property Value

This development will have no detrimental effects on abutting property values since abutting properties are of primarily the same type of land use (commercial).

15.0 CONCLUSION

It is our opinion that this proposed development will have no negative environmental impacts on the Town of South Kingstown as a whole or to abutting property owners. The quality of the development and its intended purpose to provide a desirable, centrally located, banking office, which will be an asset to the residence of the town.