



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
People's Credit Union
Advisory Development Plan Review
February 27, 2024

Project Type:	Development Plan Review		
Review Stage:	N/A		
Address:	703 Kingstown Road		
Plat:	51-1	Lot:	92
Parcel Size:	0.70 acres	Zoning District:	CH
Applicant:	People's Credit Union (PCU) c/o Jason Straley 109 Zeta Drive Pittsburgh, PA 15328	Owner:	703 Kingstown Road, LLC

Property Characteristics

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.

Project Description

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.

Waivers Requested

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

Regulatory Considerations

Section 301 (Schedule of Use Regulations Table) of the Zoning Ordinance allows for the proposed use with an Accessory Drive-up Window (Use Code 58: Accessory Drive-up Window) via Special Use Permit. As such this Development Plan Review opinion serves as an advisory to the Zoning Board of Review.

The project is also subject to the requirements of the Subdivision and Land Development Regulations including landscaping and stormwater requirements.

In accordance with Article VIII(B) (Waivers and Modifications: Waiver or Modification of Regulations) of the *Subdivision and Land Development Regulations*, the Planning Board has the authority to waive or modify one or more of the requirements for subdivision or land development approval contained in the *Subdivision and Land Development Regulations* if the Planning Board finds that:

- a. The waiver or modification is reasonable and within the general purposes and intents of the *Subdivision and Land Development Regulations*; and
- b. The literal enforcement of the regulation is impracticable and will exact undue hardship because of peculiar conditions pertaining to the land in question, or waiver or modification of the regulation is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.

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

Other than an original pre-application reviewed with the Planning Board on November 28, 2023, no other formal review, other than the applicant's later discussions with Staff, has been conducted.

Required Findings

In consideration of any waivers that may be requested, the Planning Board needs to make affirmative findings that:

- A. The waiver or modification is reasonable and within the general purposes and intents of the *Subdivision and Land Development Regulations*; and
- B. The literal enforcement of the regulation is impracticable and will exact undue hardship because of peculiar conditions pertaining to the land in question, or waiver or modification of the regulation is in the best interest of good planning practice or design as evidenced by consistency with the Comprehensive Community Plan and the Zoning Ordinance.

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.

In regard to the Special Use Permit being considered, the Zoning Board must make the following findings in the affirmative in the granting of a Special Use Permit:

- a. That the special use is specifically authorized by this ordinance, and setting forth the exact subsection of this ordinance containing the jurisdictional authorization;
- b. That the special use meets all of the criteria set forth in the subsection of this ordinance authorizing such special use; and
- c. That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this ordinance or the comprehensive plan of the town. In so doing, the board shall consider, whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to, the following matters, where applicable:
 1. Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or catastrophe;
 2. Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare or odor effects of the special use permit on adjoining lots;
 3. Trash, storage and delivery areas with a particular reference to the items in (1) and (2) above;
 4. Utilities, with reference to locations, availability and compatibility;
 5. Screening and buffering with reference to type, dimensions and character;
 6. Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district;
 7. Required yards and other open space;
 8. General compatibility with lots in the same or abutting zoning districts.

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.