

**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
TOWN HALL**

**Application for Comprehensive Permit
Pursuant to the Zoning Ordinance, Subdivision Regulations (copies attached)
and Title 45, Chapter 53 of the R. I. Gen. Laws;
the R.I. Low & Moderate Income Housing Act**

To the Planning Board
c/o South Kingstown Town Hall
180 High Street, South Kingstown, RI 02879

DATE: 3/14/2024

Ladies and Gentlemen:

The undersigned hereby applies to the Planning Board for a comprehensive permit for development under the Low & Moderate Income Housing Act at the following described premises, in the manner and on the grounds hereinafter set forth.

NAMES AND ADDRESSES

SKHA SERVICES & DEVELOPMENT *(Type or Print)*

Applicant: CORPORATION Address: 364 Curtis Corner Road
City/Town: Wakefield State: RI Zip: 02879

If a corporation: business or _____ non-profit; *(applicant must provide proof of incorporation and non-profit status)*

HOUSING AUTHORITY OF TOWN OF

Owner: SOUTH KINGSTOWN Address: 364 Curtis Corner Road
City/Town: Wakefield State: RI Zip: 02879

How long have you owned the premises? _____ years _____ months.

Lessee: N/A Address: _____
City/Town: _____ State: _____ Zip: _____

FILING INSTRUCTIONS

- A. The original application and ten (10) copies, either typed or legibly printed, together with all supporting documents must be filed with the Administrative Officer in accordance with Section 509 of the Zoning Ordinance.
- B. A filing fee, as determined by the Administrative Officer, shall accompany an application to the Planning Board to cover the costs of processing (check made payable to the Town of South Kingstown). Said fee shall equal the cumulative fees which would be associated with approval of the project if it did not qualify for review under Section 509, as set forth in the Town's fee schedule.
- C. All required checklist items (Page 5-6) must accompany the application before the application can be certified as complete by the Administrative Officer.
- D. Four (4) copies of a separate plan and listing indicating all property owners within 200 feet of the subject property and/or all those property owners and entities which require notice under Section 45-24-53 R.I.G.L., also depicting any zoning district boundary.

7. Describe extent of proposed development. *(use additional page if necessary)*

16 multifamily units containing 40 units with 118 total bedrooms and associated infrastructure.

8. Total number of dwelling units for which building(s) is/are to be arranged 40 units

9. Total number of dwelling units which will be restricted to low and moderate income housing _____

RELIEF SOUGHT

10. Title of site development plan submitted pursuant to the Zoning Ordinance.

Pre-Application Submission Comprehensive Permit, Champagne Heights

11. State from which particular provisions of the Zoning Ordinance and/or Subdivision Regulations relief is sought for this project. Include all exceptions, variances and waivers. *(use additional page if necessary)*
YOUR APPLICATION WILL NOT BE COMPLETE UNTIL THIS LIST IS VERIFIED BY THE TOWN STAFF.

(a) If relief of a density requirement is sought, state allowed and proposed density.

N/A

(b) If dimensional relief is sought, state number of feet from yard line you are requesting (where applicable) otherwise explain relief sought.

Front yard _____ ft. Corner side yard _____ ft.
Side yard #1 _____ ft. Side yard #2 _____ ft.
Rear yard _____ ft. Frontage _____ ft.

Height _____ ft. Other _____ ft

(explain)

(c) Other relief sought: *(use additional page if necessary)*

See Attached Waiver
Requested

The undersigned declares that the information given herein is a true statement to the best of his or her knowledge and belief.

Respectfully submitted,
Signatures

Christopher Little, South Kingstown Housing Authority

Applicant Tel.# 401-783-0126

Land Owner Tel.# _____

(if different from Applicant, signature must be provided)

James Callaghan, Esq
Attorney / other Tel. # 401-294-4555

Address: 3 Brown Street
Wickford, RI 02852



CERTIFICATION

This application has been classified as _____ and submission requirements shall be completed in accordance with said classification based upon the attached checklist.
_____ (initial of AO)

This application was certified as complete on this _____ day of _____ in the year _____.

A public hearing before the Planning Board has been scheduled for _____ day of _____ in the year _____. In accordance with State and local law a decision of the Planning Board shall be rendered on or before the _____ day of _____ in the year _____, or within such further time as is agreed to by the applicant and local review board.

Administrative Officer

AMENDMENT OF APPLICATION

An amendment to this application was submitted on this _____ day of _____ in the year _____.

On this _____ day of _____ in the year _____ this application, as amended, was again certified as complete.

Administrative Officer

**APPENDIX
APPLICATION CHECKLIST**

Every application to the Planning Board must be accompanied by the following:

General Submission Requirements

- G (i) a letter of eligibility issued by the Rhode Island Housing Mortgage Finance Corporation in accordance with 42-55-5.3(a), or, in the case of projects primarily funded by the U.S. Department of Housing and Urban Development or other state or federal agency, an award letter indicating the subsidy, or, an application in such form as may be prescribed for a municipal government subsidy; and,
- G (ii) a written request to the local review board to submit a single application to build or rehabilitate low or moderate income housing in lieu of separate applications to the applicable local boards on the application form provided. The written request shall identify the specific sections and provisions of applicable local ordinances and regulations from which the applicant is seeking relief; and,
- G (iii) a proposed timetable for the commencement of construction and completion of the project; and,
- G (iv) a sample land lease or deed restriction with affordability liens that will restrict use as low and moderate income housing in conformance with the guidelines of the agency providing the subsidy for the low and moderate income housing, but for a period of not less than thirty (30) years; and,
- G (v) identification of an approved entity that will monitor the long-term affordability of the low and moderate income units; and,
- G (vi) a financial *pro-forma* for the proposed development.

Submission Requirements Specific To Applications Based Upon Their Classification.

In addition to the items above, submission requirements shall include the following items based on the classification of the application as determined by the Administrative Officer.

(i) For applications seeking relief from specific provisions of the zoning ordinance or other ordinances and regulations and not involving a subdivision, those items ordinarily required by those ordinances or regulations, including but not limited to, those items on a checklist for Development Plan Review, with the exception of evidence of state or federal permits. The applicant shall provide proof of application for all required state and federal permits at the time of submission. All required state and federal permits must be obtained prior to recording of the approved plan and/or the issuance of a building permit.

(ii) For applications which include an Administrative Subdivision, those items on the checklist for an Administrative Subdivision, with the exception of evidence of state or federal permits. The applicant shall provide proof of application for all required state and federal permits at the time of submission. All required

state and federal permits must be obtained prior to recording of the approved plan.

(iii) For applications which include a Minor Land Development or Minor Subdivision, those items on the Preliminary Plan checklist, with the exception of evidence of state or federal permits. Subsequent to Preliminary Plan approval, the applicant must submit, as part of an application, those items included in the checklist for a Final Plan, with the exception of evidence of state or federal permits. The applicant shall provide proof of application for all required state and federal permits at the time of each application submission. All required state and federal permits must be obtained prior to the Final Plan approval.

(iv) An application involving a Major Land Development or Major Subdivision, shall include those items on the checklist for a Master Plan submission. Subsequent to Master Plan approval, the applicant must submit, as part of an application, those items included in the checklist for a Preliminary Plan, with the exception of evidence of state or federal permits. The applicant shall provide proof of application for all required state and federal permits at the time of each application submission. All required state and federal permits must be obtained prior to the Final Plan approval.

(v) Notwithstanding the submission requirements set forth above, the local review board may request additional, reasonable documentation throughout the public hearing, including, but not limited to, opinions of experts, credible evidence of application for necessary federal and/or state permits, statements and advice from other local boards and officials.

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Waivers Requested
Champagne Heights
3/13/2024

1. South Kingstown Zoning Ordinance – Article 7 – STANDARDS FOR PARKING LOTS AND LOADING FACILITIES
 - a. Minimum off-street parking requirements for Residential use – Apartments or multi-household dwellings = 2 spaces for each dwelling unit
 - b. Required spaces per RI State Statute 45-53-4 Title 45 1 per unit for 2 bedroom units and 2 per unit for 3 plus bedroom units

Waiver requested to allow 1.25 spaces per dwelling unit

2. South Kingstown Subdivision and Land Development Regulations-IV Special Requirements – H. Multi-Household Dwellings
 6. Screening – Fences walls earthen berms or vegetative screening shall be provided along the perimeter of a Multi Family Land Development Project.

Waiver requested for off-site Screening provided by existing berms and vegetation on surrounding open space.

8. Density Per Ordinance: 1-2 Bedroom Units 7.71 Units/ Acre, 3 plus bedrooms 4.36 Units/ Acre

Per RI State Statute 45-53-4 12 Units / Acre are allowed if the property has water and sewer.

Waiver from Town standard, no waiver required of State standard.

9. Supplementary Standards – Distance between buildings on the same lot 25' for buildings end to end

Waiver Requested to allow 15' end to end

3. Comprehensive Permit Checklist Submission items
 - i. Letter of Eligibility
 - v. Monitoring agency

Requesting a waiver of these submission requirements, applicant and owner is 50C.3 Entity whose sole purpose is to create affordable housing.