



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
People's Credit Union
Zoning Text Amendment
 May 30, 2024

Project Type:	Zoning Text Amendment		
Address:	703 Kingstown Road		
Plat:	57-1	Lot:	92
Parcel Size:	30,324 square feet	Zoning District:	CH
Applicant:	People's Credit Union c/o Benjamin Tallman and Bill DeWitt 858 West Main Road Middletown, RI 02842		

Property Characteristics

Existing development on this property currently consists of former bar/restaurant with associated parking and other improvements.

Project Description

The applicant has submitted a Zoning Text Amendment to reintroduce *Accessory Drive-Up Windows for Financial Institutions* as allowed uses via Special Use Permit within the Commercial Highway (CH) Zoning District. Included with this request is a list of specific and objective criteria that are offered and intended to be used as standards that are required to be met in the granting of the Special Use Permit.

Suggested Text Amendments

Sec. 301. Schedule of Use Regulations Table.

USE CODE	USE	R200	R80	R40	R30	R20	R10	RM	MU	CN	CD	CH	CW	NOTES
58	Accessory Drive-Up Window	N	N	N	N	N	N	N	N	N	N	S	N	* Financial Institutions Only, See 504.18 for specific criteria and development standards

USE CODE	USE	IND-1	IND-2	IND-3	GI	OS	NOTES
58	Accessory Drive-Up Window	N	N	N	N	N	

Section 405.18 Accessory Drive-Up Windows for Financial Institutions

- A. Drive-thru uses, where permitted, shall meet the following development standards:
1. The minimum lot area shall be no less than 20,000 square feet for a building proposed for a drive-thru window.
 2. There shall be adequate off-street parking and loading spaces to serve the proposed use. There must be sufficient on-site stacking areas to accommodate at least two (2) queued vehicles, entering the site waiting to park or approach the order window/order box, and at least three queued vehicles exiting the site.
 3. Any accessory drive-thru window(s) shall be properly located within the parking and circulation plan to avoid any effect on off-site vehicular or pedestrian traffic, and in no case shall a drive-thru window be located on any building façade which faces a public street.
 4. Vehicular entrances and exits shall be controlled by curbing.
 5. All other dimensional and parking requirements for the site and the use shall be met.

Staff Comments

As it relates to his application, the Planning Board is making a recommendation to the Town Counsel regarding whether or not the proposed Zoning Amendment should be approved. Prior to recent changes state legislation, a drive-thru for a bank was allowed via a special permit. The Planning Board eliminated the use since, the town zoning ordinance contained no standards for this type of special use and therefore per the new legislation, a drive-thru would have been a permitted uses by right devoid of any standards. As it relates to this proposed text amendment the Board should determine that the proposed standards suggested by the applicant contain sufficient criteria to evaluate applications for a drive-thru. We have added the typical findings that are associated with a positive motion, recommending favorable action by the Town Council (i.e., approval).

Findings:

Motion to approve: