

Narrative Summary to Application for Zoning Map Amendment by
South County Healthcare System
11 Kenyon Avenue

Property Address: 11 Kenyon Avenue
Tax Assessor's Map 64-1 – Lot 16
Lot Size: 39,640 square feet
Property Improvement: Mixed-Use Commercial and Residential
Facility Improvement: 2,000 square foot building footprint and 672 square foot of accessory detached structure (6.74% building coverage)
3,986 square foot of useable floor space
5,056 square feet of gross floor area
Site Improvement: 23,784 square feet of impervious surface, driveway and off-street parking, (60% impervious coverage)

The subject property is located at 11 Kenyon Avenue, and is more particularly described as Assessor's Plat 64-1, Lot 16. The subject is currently zoned R10- Medium High Density Residential District and the applicant is requesting it be changed to Government and Institutional – "GI".

The applicant is requesting an amendment to the zoning map to change the parcel's zoning from R10 to GI. The applicant proposes to amend the official town zoning map as adopted by the Council and maintained by the Clerk in accordance with Article 1 of the South Kingstown Zoning Ordinance (Sections 103-04).

The applicant's goal is to realize much-needed off-street parking for South County Healthcare System by creating an employee parking lot on the subject property. The Zoning Ordinance of the Town of South Kingstown defines "Parking Lot" in Appendix A – Use Code Descriptions as "Parking Lot – Surface parking area as a principal use. No Commercial vehicles." The current zoning designation precludes the applicant's desired land use of a parking lot. Pursuant to Use Code 64.1 "Parking Lot" Permitted-by-right within the "GI" district.

The subject property and properties to the north and west are all similarly zoned R10 District, directly across Salt Pond Road to the southeast, east, and northeast are all zoned CN District. The South County Healthcare System property approximately Six (600) ft to the southwest of the subject property is zoned "GI".

Section 101.A 'Zoning Districts - Residential'

R10 - Medium High Density Residential District - "This district allows a residential density of up to four and thirty-five-hundredths (4.35) dwelling units per acre. The lot sizes for single household detached dwellings are ten thousand (10,000) square feet. This is a high-density residential area with public water and is expected to be served by the sewer system. Selected public and semipublic uses are allowed in this district."

Section 101.B 'Zoning Districts - Commercial'

CN - Commercial Neighborhood - "This district provides small-scale retail establishments designed to provide local business service to residential neighborhoods throughout the town. This district includes mixed uses within specially designed retail areas which include office uses and specific public and semi-public uses with single and multi-household residential development under special conditions, all of which must meet certain design and site planning requirements."

Section 101.D 'Zoning Districts – Government and Institutional

GI - Government and Institutional. This district includes land holdings of the town, state and federal governments or their agencies, major semi-public institutions, fire districts, and land designated under CERCLA. It also includes land of the University of Rhode Island, the largest institution in the town, and South County Hospital.