



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
11 Kenyon Ave.
Zoning Map Amendment
October 22, 2024

Project Type:	Zoning Map Amendment		
Review Stage:	Advisory to Town Council		
Address:	11 Kenyon Avenue		
Plat:	64-1	Lot:	16
Parcel Size:	0.91 acres	Zoning District:	R10
Applicant:	South County Hospital 100 Kenyon Ave. Wakefield, RI	Owner:	N/A

Property Characteristics

The parcel is a 39,639 sq. ft. lot in the residential R10 zone on the corner of Kenyon Avenue and Salt Pond Road. The parcel is located roughly 500' east of the Kenyon Ave. entrance to South County Hospital, which is zoned GI, and is just across the street from the CN-zoned South Kingstown Office Park on Salt Pond Road. Existing development on the property consists of a 3,986 sq. ft. former residential structure that has been converted to professional office space. The property also includes a detached garage/utility building, and a large, 21-space, asphalt parking area.

Project Description

The applicant proposes to re-zone the property from R10 (residential, 10,000 s.f.) to GI (Government-Institutional) in order to support a change of use to convert the property to a remote parking lot for employees of nearby South County Hospital.

Waivers Required

No waivers are requested as part of this application.

Decision Deadline

This application was certified complete on September 12, 2024. The application is required to be transmitted to the Planning Board and Town Council within 15 days of being certified complete (*e.g. on or before September 27, 2024*). Planning Board has 45 days from its receipt of the application to report to the Town Council (*e.g. on or before November 11, 2024*). As this deadline falls on a state holiday (*Veterans Day*) the Planning Board's deadline to report to the Town Council is continued to the next business day, **November 12, 2024**.

Regulatory Considerations

The property in question is presently zoned “R10 – Medium High Density Residential District,” which is defined by the Zoning Ordinance as a district allowing:

[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 is 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.

The proposal seeks a change in the zoning map to re-zone the property as “GI – Government and Institutional,” which is defined as a district that:

[I]ncludes 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. The purpose of this district is to recognize the extent of public and semi-public land holdings and to provide guidance to utilization of these lands should they be sold or otherwise transferred to private ownership. Any significant use of land in the areas shown within this district for proprietary purposes or uses by nongovernmental entities, other than health care institutions, shall require rezoning to an appropriate zoning district.

In addition to obtaining approval of the requested zoning map amendment, the applicant’s acquisition of this parcel and its proposal to redevelop the parcel as a parking lot will also require South County Hospital to amend its Institutional Master Plan (IMP) as neither the acquisition of the property nor its change in use for parking are anticipated in the current IMP approved in November 2022. The sections of the IMP that will need to be amended to incorporate these changes include, but may not be limited to:

- Section IV – Statement of 5 & 10 Year Objectives (see Z.O. § 603.2.D.3);
- Section V – Parking & Circulation Analysis (see Z.O. §§ 603.2.D.2 and D.4);
- Section VI – Proposed Changes in Land Holdings (see Z.O. § 603.2.D.5);
- Section VII - Proposed Changes in Land Use (see Z.O. § 603.2.D.6);
- Section VIII – Proposed Capital Improvements (see Z.O. § 603.2.D.7);
- Section IX – Proposed Demolition (see Z.O. § 603.2.D.9); and
- Update all related maps (see Z.O. § 603.2.D.10).

The above-changes to the IMP will be reviewed by the Planning Board through the Development Plan Review process.

Because of this parallel requirement for Planning Board approval of the required changes to the hospital’s IMP, the Planning Board’s recommendation to Council, whether positive or negative, should include a recommendation that any decision by the Council approving the proposed zone change be made conditional on the applicant first receiving approval Planning Board approval of the necessary changes to the hospital’s IMP.

Required Findings

Among its findings and recommendations reported to the Town Council with respect to the proposed zoning map amendment, the Planning Board must include:

- (1) A statement on the general consistency of the proposal with the comprehensive plan, including the goals and policies statement, the implementation program, and all other applicable elements; and

- (2) A demonstration of recognition and consideration of each of the applicable zoning, including:
- (a) Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
 - (b) Promoting high quality and appropriate design and construction of land developments and subdivisions;
 - (c) Promoting the protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
 - (d) Promoting design of land developments and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure;
 - (e) Encouraging local design and improvement standards to reflect the intent of the community comprehensive plans with regard to the physical character of the various neighborhoods and districts of the municipality;
 - (f) Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
 - (g) Encouraging local requirements for dedications of public land, impact mitigation, and payment-in-lieu thereof, to be based on clear documentation of needs and to be fairly applied and administered; and
 - (h) Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.

Review to Date

This is the first time that this application has appeared before the Planning Board.

Draft Motions for Consideration

For some conventional subdivision/land development applications, where an application's objective compliance with the applicable standards for approval is more readily predictable, staff will typically provide the Board with a draft motion for its consideration to allow the Board to move the application forward to approval with minimal delay where the Board finds the application and draft motion acceptable.

However, for applications with less predictable outcomes, e.g. novel proposals, or those entailing more subjective decision-making, staff has determined as a matter of best-practice, that it will not provide draft motions for the Board's consideration until after the first meeting at which the project is discussed. This delay will allow staff an opportunity to hear the Board's evaluation of the application and understand any project-specific concerns the Board may have regarding the application before attempting to prepare a draft motion. Staff will provide the Board with a draft motion for consideration based on the Board's discussion and direction during or after this first meeting.

Regardless of whether the Board decides to make a positive or negative recommendation to the Town Council on the applicant's request for a Zoning Map Amendment, the Board's recommendation should include the following Condition of Approval:

The Planning Board recommends that any approval of any the requested change to the official Zoning Map be conditioned on the applicant first obtaining Planning Board approval for all required changes to the applicant's Institutional Master Plan within _____ months of Council approval.