



**SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
Champagne Heights**

**Major Land Development/Comprehensive Permit
Preliminary Plan Review**

December 3, 2024

Project Type:	Major Land Development - Comprehensive Permit		
Review Stage:	Preliminary Plan		
Address:	364 Curtis Corner Road		
Plat:	48-1	Lot:	8
Parcel Size:	+/- 10.5 Acres	Zoning District:	Government/Institutional (GI)
Applicant:	AKHA Services and Development Corporation	Owner:	Housing Authority of Town of South Kingstown

Property Characteristics

The subject site is located on Curtis Corner Road, between South Road and Kingstown Road. The William C. O’Neil Bike Path intersects Curtis Corner Road east of the site.

The property is generally dry former farmland with a slight uphill gradient from Curtis Corner Road in the north, south to the back of the lot. The parcel is presently developed with 10 buildings that include 9 residential buildings containing 40 dwelling units and 1 community building containing a laundry facility and SKHA offices. The property is served by public water and sewer. The property abuts or partially includes a historic cemetery (*State # SK106, Reuben Caswell Lot*) located in the vicinity of the southern boundary of 51 Mellbridge Dr., AP 40-4, Lot 5 just north of proposed unit number 33 and 34.

Parcel Area and Land Suitable For Development	
Total Parcel Area	~457,380 sq. ft. (~10.5 acres)
Total Wetland Area	~0 sq. ft. (~0 acres)
Total Land Suitable for Development	~457,380 sq. ft. (~10.5 acres)

Project Description

The proposed project proposes to replace the existing residential buildings with 85 new units of housing in 34 residential buildings. The project also includes a proposed new maintenance building and a small mail/laundry building. The existing community building with laundry facilities is proposed to remain. The project is proposed to be built in 2 phases. The first phase will create 40 new housing units in 16 buildings on vacant land at the southern end of the lot. This phase also includes the construction of the mail/laundry building. Phase II would begin sometime after the existing residents are relocated into the first-phase units. Phase II includes the demolition of the existing units to make way for 19 additional structures including 45 more units of housing and a new maintenance building. The units are a mix of duplexes and triplexes. The anticipated construction commencement is 2025 pending approvals from all Authorities having Jurisdiction and funding.

The applicant has proposed to manage stormwater through the installation of several underground storage and infiltration systems located throughout the site. The development is proposed to be serviced by public water and public sewer. As a Comprehensive Permit application and according to a letter from RI Housing dated October 16, 2024, the applicant intends to have 85 rental units. The rental units will be comprised of:

- a. Twenty-nine (29) two-bedroom, one-bath units, consisting of ten (10) units @ 30% AMI, six (6) units @ 60% AMI, and thirteen units @ 80% AMI.
- b. Forty-three (43) three-bedroom, one-and-a-half-bath units, consisting of fourteen (14) units @ 30% AMI, nine (9) units @ 60% AMI, and twenty (20) units @ 80% AMI.
- c. Eleven (11) four-bedroom, two-bath units, consisting of six (6) units @ 30% AMI and five (5) units @ 60% AMI.
- d. Two (2) five-bedroom, two-and-half-bath units, consisting of one (1) unit @ 30 AMI and one (1) unit @ 60% AMI.

Decision Deadline

This application was Certified Complete on November 25, 2024. The Planning Board had until **February 23, 2025** (120 days from date this application was certified as complete) to render a decision.

Regulatory Considerations

This project has been submitted as a Comprehensive Permit application. RIGL § 45-53-4 allows applicants proposing at least 25% of the housing as low- or moderate-income housing to submit a single application to the review board (for South Kingstown, this is the Planning Board), in lieu of separate applications to the applicable Boards. The procedure for application and review, and the required findings, are outlined in RIGL § 45-53-4. The Planning Board is required to hold a public hearing for Comprehensive Permit applications at the Preliminary Plan stage.

The Planning Board has the authority to issue permits or approvals that any local board or official who would otherwise act with respect to the application, including but not limited to, the power to attach conditions and requirements with respect to height, site plan, size or shape, or building materials.

Waivers Requested

The applicant has requested waivers from the following requirements:

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 1.5 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

9. Supplementary Standards: Open Space– Minimum open space requirement of 10%

WAIVER REQUESTED TO ALLOW NO OPEN SPACE

Review to Date

Pre-Application Concept Review

June 25, 2024 - Planning Board Review of Pre-Application Concept Plan

The application reviewed at the Pre-Application stage of review consisted of a 85 units in 19 buildings, as well as site improvements and associated waivers.

Preliminary Plan Review

Planning Board Scheduled for December 3, 2024, and TRC Review of the Conceptual Plan November 13, 2022 -

The project was reviewed by the Technical Review Committee.

Required Findings for Approval/Denial

Per [RIGL § 45-53-4](#):

In approving a Comprehensive Permit application, the Board shall make positive findings, supported by legally competent evidence on the record which discloses the nature and character of the observations upon which the fact finders acted, on each of the following standard provisions:

- (A) The proposed development is consistent with local needs as identified in the local comprehensive community plan with particular emphasis on the community's affordable housing plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- (B) The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance and subdivision regulations, and/or where expressly varied or waived local concerns that have been affected by the relief granted do not outweigh the state and local need for low and moderate income housing;
- (C) All low and moderate income housing units proposed are integrated throughout the development, are compatible in scale and architectural style to the market rate units within the project, and will be built and occupied prior to, or simultaneous with, the construction and occupancy of any market rate units;
- (D) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- (E) There will be no significant negative impacts on the health and safety of current or future residents of the community, in areas including but not limited to safe circulation or pedestrian and vehicular traffic, provision of emergency services, sewerage disposal, availability of potable water, adequate surface water run-off, and the preservation of natural, historical or cultural features that contribute to the attractiveness of the community;
- (F) All proposed land developments and all subdivision lots will have adequate and permanent physical access to a public street in accordance with the requirements of RIGL § 45-23-60(5); and
- (G) The proposed development will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, unless created only as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.

The Planning Board may deny the request for a Comprehensive Permit for any of the following reasons:

- (A) If the city or town has an approved affordable housing plan and is meeting housing needs, and the proposal is inconsistent with the affordable housing plan;
- (B) The proposal is not consistent with local needs, including, but not limited to, the needs identified in an approved comprehensive plan, and/or local zoning ordinances and procedures promulgated in conformance with the comprehensive plan;
- (C) The proposal is not in conformance with the comprehensive plan;
- (D) The community has met or has plans to meet the goal of ten percent (10%) of the year-round units or, in the case of an urban town or city, fifteen percent (15%) of the occupied rental housing units as defined in § 45-53-3(2)(i) being low and moderate income housing;
or

- (E) Concerns for the environment and the health and safety of current residents have not been adequately addressed.

Draft Motion

For some conventional subdivision/land development applications, where there is potentially less room for disagreement on whether the applications meet the applicable standards for approval, Staff has previously provided draft motions for the Board's consideration so that, if the Board finds the application acceptable, the application can be approved with minimal delay. However, for Comprehensive Permit applications, going forward, Staff will not be providing draft motions for the Board's consideration until directive is received from the Planning Board to do so. This is because proposed comprehensive permit developments often contain significant departures from what is permitted under the Zoning Ordinance/Regulations, and, therefore, it may take the Board some time to determine whether the proposed comprehensive permit development meets the special standards for approval (or, conversely, for denial) set forth above. Based on the Board's discussion and direction at this first meeting, Staff will be prepared to offer a draft motion at the next meeting.