



SOUTH KINGSTOWN PLANNING DEPARTMENT
PROJECT REVIEW MEMO
LOTS ON COLUMBIA

Major Subdivision – Combined Conceptual Master & Preliminary Plan
 February 25, 2025

Project Type:	Major Subdivision		
Review Stage:	Combined Conceptual Master & Preliminary Plan		
Address:	93 Columbia Street		
Plat:	57-1	Lot:	195
Parcel Size:	~1.05 acres	Zoning District:	R-10
Applicant:	Scot V. Hallberg 17 Arnold Street, Suite 100 Wakefield, RI 02879	Owner:	Same

Property Characteristics

The property is approximately 1.05 acres (~45,545 square feet) in total area with no indication of any land unsuitable for development existing on the Site. Currently one (1) existing single-family residence exists on this parcel with access via a driveway off Columbia Street.

Project Description

The applicant is proposing to subdivide the property into three (3) conforming parcels in accordance with the Flexible Frontage provisions of the Zoning Ordinance (Section 502.2) and Subdivision Regulations. Proposed *Record Lot 1* will support the existing development from the original parcel and will be fully conforming. The remaining two (2) parcels will support <20' of frontage in accordance with flexible frontage requirements and be accessed by a common driveway utilized in a shared configuration.

	Frontage (feet)	Total Area (square feet)
Existing	132.26	45,545
<i>Required (R10 Zone)</i>	80	10,000
<i>Record Lot 1</i>	80	10,664.8
<i>Record Lot 2</i>	26.13	15,454.25
<i>Record Lot 3</i>	26.13	19,425.86

The applicant has received confirmation of service availability for both water (Veolia) and sewer (Town of South Kingstown). The Fire Department indicated they had no objection to the subdivision as proposed. Access to *Record Lot 1* will utilize the existing curb cut and driveway existing at the Site. *Record Lots 2 & 3* will have a common driveway that straddles the parcel boundary that will be utilized in a shared driveway configuration supported by a 20' wide access easement. This type of access is preferred to help preserve the existing streetscape conditions.

Waivers Requested

In utilizing the Flexible Frontage provision of the Zoning Ordinance, the applicant is requesting waivers associated with lot frontage requirements (80' required) as 26.13' is proposed as a flexible frontage subdivision.

Review to Date

Conceptual Pre-Application – Reviewed by the Planning Board on May 24, 2022 where combining Conceptual Master & Preliminary Plan stages of review was granted.

Combined Conceptual Master & Preliminary Plan Application – Reviewed by the Technical Review Committee (TRC) on February 14, 2024 and granted conditional approval of the application with the following conditions, provided the conditions are addressed and the application is determined complete before scheduling with the Planning Board:

1. The applicant was requested to evaluate the proposed easement location and the needs as it relates to utility infrastructure (sewer, water, and storm drainage).
2. The applicant was requested to finalize the needs for utility corridors in consultation with Public Service.
3. The applicant was requested to look at the house layouts and the implication of those layouts as it affects storm water management and utility infrastructure.
4. The applicant was requested to look at existing landscaping/vegetation and whether they have the ability, at this stage, to preserve any existing landscaping/vegetation.

Required Findings

As a reminder, State law requires **for all administrative, minor, and major subdivision and land development applications**, approving authorities must make positive findings on the following standard provisions:

- (1) The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
- (2) The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance;
- (3) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
- (4) The subdivision, as proposed, 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. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
- (5) All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.

The approving authority must also address each of the following general purposes of zoning:

- (1) Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
- (2) Promoting high quality and appropriate design and construction of land developments and subdivisions;

- (3) 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;
- (4) 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;
- (5) 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;
- (6) Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
- (7) 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
- (8) Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.

Draft Motion for Consideration

Decision

“The South Kingstown Planning Board hereby grants Combined Conceptual Master & Preliminary Plan approval to the Lots on Columbia Subdivision, a three (3) lot major subdivision for single-family development located at 93 Columbia Street, Scot Hallberg, *applicant/owner*. This approval is based on the Site Plan Set submitted with the application titled *Minor Subdivision “The Hallberg Plat”*, Location: 93 Columbia Street, South Kingstown, Rhode Island, A.P. 57-1/Lot 195, Sheets 1 through 4, dated June 9, 2023 with revisions through December 16, 2024, prepared by E. Greenwich Surveyors, LLC, 1050 Main Street, Suite 31, East Greenwich, RI 02818.

This approval is also based on the following Findings of Fact and Conditions of Approval:

Findings of Fact

- A. The subdivision is consistent with the requirements of the South Kingstown Comprehensive Community Plan.
- B. The subdivision conforms to the standards and provisions of the South Kingstown Zoning Ordinance.
- C. There will be no significant negative environmental impacts from the subdivision as depicted on the above referenced plans, with the required Conditions of Approval.
- D. The subdivision, as proposed will not result in the creation of building sites with such physical constraints to development that building on the lots according to pertinent regulations and building standards would be impracticable.
- E. The subdivision has adequate and permanent physical access to a public street, namely, Columbia Street.
- F. Thorough technical review of the subdivision has been conducted by the South Kingstown Technical Review Committee.

Conditions of Approval

1. This approval is limited to three (3) lots in total.
2. All lots shall be serviced by public water and municipal sewer.

3. Access to the three (3) lots, as depicted on the plan, shall be provided by the existing driveway (for *Record Lot 1*) and a shared access driveway proposed to be utilized by both *Record Lot 2* and *Record Lot 3*. No other curb cuts shall be permitted.
 - a. Prior to the issuance of a building permit on either of the new lots, the owner/applicant/developer shall be required to install the shared driveway along with all of the drainage and additional infrastructure associated with the installation of underground utilities to the two new house lots a minimum 10 feet past the lot line between lots 2 and 3.
 - b. Appropriate cross easements necessary to accomplish Conditions #3a and #5 shall be submitted to the Administrative Officer for review and approval in consultation with South Kingstown's Legal Counsel prior to final approval.
 - i. Proposed easements shall solidify access via easement on Lot 3 for the purposes of installation of landscaping along the northerly property line as depicted on sheet 4.
 - ii. Clearly define construction and common driveway installation and maintenance easements along with the installation and maintenance of the storm water drainage.
 - iii. Clearly define construction and utility installation and maintenance easements.
4. Survey monumentation shall be installed for each parcel intersection along the street and at any intersection or directional change of parcel boundaries to the satisfaction of the Administrative Officer. Said monumentation shall be shown on the Final Plan and be installed in the field prior to recording. The type, number and location of the monuments shall also be subject to the approval of the Administrative Officer as part of the Final Plan approval.
5. The proposed landscaping (i.e., evergreen trees depicted along the northerly property line of proposed lots three (3) shall be installed prior to the issues of a certificate of occupancy for either lot #2 or #3.
6. Soil Erosion, Run Off and Sedimentation Control (SERSC) Permit's must be issued from the Town's Department of Public Services prior to applying for any building permits on the lots.
7. The applicant shall submit a Final Plan application and requisite documents that meet the requirements of the 'Final Plan Checklist, Minor Subdivision,' as found in the Regulations. Within the Final Plan set, the Proposed Conditions Plan shall be revised to include notation of Conditions of Approval numbered one (#1) through five (#5) listed above. The Final Plan shall be subject to review and approval by the Administrative Officer. Upon approval, and satisfaction of any applicable Conditions contained within the Final Plan approval, the applicant shall submit Record Plans on polyester film to the Administrative Officer for endorsement and shall record the same in the Town of South Kingstown Land Evidence Records.