

**Town of South Kingstown  
Application for Comprehensive Plan Amendment**

Date 5/21/20

1. Name of Applicant RYAN SCHOEN - MORGAN SCHOEN HOSPITALITY, INC.

2. Mailing Address 12 GRAND STREET, STONINGTON CT 06378

Phone 415.717.9702

3. Property Owner (if map change is requested)

Name OCEAN PASTORAL CENTER, INC.

Mailing Address 30 MANSELL COURT, SUITE 103, ROSWELL, GA 30076-1580

Phone 219.393.8626

4. Location of Property (if map change is requested)

Street 4780 TOWER HILL ROAD

Assessor's Map PLAT 50-4 Lot No.(s) 12

Total Area Requested to be Changed 35.77 ACRES

**NOTE:** All applications shall provide information and supporting materials in accordance with the South Kingstown Procedure for Amendments to the Comprehensive Plan, as Amended through February 23, 2009 (copy appended).

**NARRATIVE REQUIREMENTS** – All applications must include a brief narrative describing the requested amendment and the reasons for such request. Use separate sheet(s) and attach to application form.

**TEXT AMENDMENTS** – If a specific text amendment is requested, a copy of proposed language must be submitted. The applicant is urged to carefully review all proposed text amendments for consistency with other Elements of the Plan, and with applicable provisions of the State Guide Plan. It is the responsibility of the applicant to prepare text amendments. The Planning Department will review proposed language and make suggestions for revision if necessary. All amendments, if approved by the Town, must be forwarded to the State for review and approval in accordance with the RI Comprehensive Planning and Land Use Regulation Act. Once approved by the Town, all amendments become effective for the purpose of conforming municipal zoning and other land use decisions. When approved by the State, all amendments become effective for the purposes of guiding state agency actions.

**MAP AMENDMENTS** – If a specific map amendment is requested, the application shall indicate the nature of the requested change and include a copy of the map proposed for change showing the area to be changed drawn to a suitable scale. The application shall also provide the name, address and Assessor's Map and Lot number of all owners of record of land within 200' of the subject property.

**RECORD OF SUBMISSION AND HEARING DATES**

1. 5.29.20 Date submitted to the Planning Department
2. \_\_\_\_\_ Date certified as complete by the Planning Department
3. \_\_\_\_\_ Date of notice in the newspaper
4. \_\_\_\_\_ Date of Planning Board Public Hearing
5. \_\_\_\_\_ Date of completion of Planning Board Public Hearing
6. \_\_\_\_\_ Date of Planning Board action taken (*must be within 30 days of date indicated in No. 5*)
7. \_\_\_\_\_ Date of Planning Board's notice of action to Town Council (*must be within 10 days of date indicated in No. 6*)
8. \_\_\_\_\_ Date of Town Council Public Hearing, if applicable (*must be within 45 days of date indicated in No. 7*)
9. \_\_\_\_\_ Date of completion of Town Council Public Hearing
10. \_\_\_\_\_ Date of Town Council action taken (*must be within 30 days of date indicated in No. 9*)

**COSTS TO BE BORNE BY THE APPLICANT**

The following fees and other costs are the responsibility of the applicant:

1. Filing fee of \$600 for Plan amendment; or \$900 if current zoning amendment is filed
2. Costs of all required newspaper advertisements. Applicant will be billed by the Planning Department and/or the Town Clerk after newspaper advertisements appear. The approximate costs of advertising will be estimated by the Planning Department or the Town Clerk if requested by the applicant. When a map amendment is proposed, the applicant shall be responsible for costs of notice to abutting property owners within 200' of the subject property (ies).
3. Copies of all application materials submitted for Town review. Applicant must submit 20 copies of all written and graphic material submitted. The Planning Department may require that maps and plans be reduced to no larger than 11" X 17" for distribution to reviewing agencies.

**FILING FEE (To be completed by the Planning Department)**

Fee	Date Paid	Amount Paid	Received By
\$600 for Comprehensive Plan Amendment Only			
\$900 for Concurrent Plan and Zoning Amendment			

SIGNATURE OF APPLICANT OR REPRESENTATIVE: \_\_\_\_\_

*Zan Schon*

DATE \_\_\_\_\_

*5/21/20*

CALLAGHAN & CALLAGHAN  
ATTORNEYS AT LAW  
3 BROWN STREET  
WICKFORD, RI 02852

MATTHEW F. CALLAGHAN, JR.  
JAMES M. CALLAGHAN

TEL. (401) 294-4555  
FAX: (401) 294-4557  
MATT@CALLAGHANLAWRI.COM  
JAMES@CALLAGHANLAWRI.COM

May 27, 2020

Kaela Gray  
Planning Director  
Town of South Kingstown  
180 High Street  
Wakefield, RI 02879

Amy Goins, Esq.  
Assistant Town Solicitor  
Town of South Kingstown  
180 High Street  
Wakefield, RI 02879

Re: **Application for Comprehensive Plan Amendment  
Narrative and Proposed Comprehensive Plan Text Amendment**  
4780A Tower Hill Road  
Plat 50-4; Lot 12  
Route 1 Special Management District  
Applicant: Ryan Schoen, Morgan + Schoen

Dear Kaela and Amy,

I hope you both are doing well and staying safe. Ryan Schoen of Morgan Schoen Hospitality (Morgan+ Schoen), has entered into a purchase and sale agreement for the property located at 4780A Tower Hill Road (Plat 50-4, Lot 12). The property is currently owned by Legion of Christ (RI), Inc.

**I. Narrative for Proposed Comprehensive Plan Text Amendment**

Plat 50-4, Lot 12 has been dormant for years. Morgan + Schoen has created a visionary proposal. The plan will retain and rejuvenate the significant historical aspects of the site while adding modern amenities. The result will be a unique resort destination including:

- 33 Contemporary Boutique Hotel Units
- Bottle Winery and Vineyard
- Restaurant with alcohol service
- Outdoor Event Lawn
- Indoor Event and Wedding Hall
- Conference and Meeting Facilities
- Spa and Fitness Center

- Twelve Extended Stay Bungalows

The site is currently zoned R-80. That zoning designation will not allow for the uses proposed by Morgan + Schoen. However, the Town of South Kingstown (Town ) has already established the Route 1 Special Management District (SMD). The existing SMD sits on the western side of Route 1 directly across from 4780A Tower Hill Road.

We think that the SMD and the Morgan + Schoen proposal create an extraordinary fit. Also, we believe an SMD designation for Plat 50-4, Lot 12 would be consistent with the Town's Land Use Maps.

The SMD will provide Morgan + Schoen with latitude to accomplish its goals, while also reserving the Town review powers to ensure the project works for both parties.

Additionally, the proposal will allow the property to be placed back on the tax rolls for the first time in a generation. And the proposed use includes no residential units. This project will have no impact on public school enrollment.

We have submitted an Application for Zoning Ordinance Text Amendment and an Application for Zoning Map Amendment. We are also submitting this Application for Comprehensive Plan Amendment to ensure consistency between the proposed ordinance/map amendments and the Comprehensive Plan.

## **II. Proposed Comprehensive Plan Text Amendment**

To facilitate the designation of Plat 50-4, Lot 12 within the SMD we are proposing the following text amendments to the Comprehensive Plan:

### **(a) Introduction – INTRO 19**

On Page 19 of the Introduction the 2014 South Kingstown Comprehensive Community Plan describes the SMD as:

#### **Route 1 Special Management District (Existing Language)**

This district identified on Map 2.4 Land Use Plan Wakefield Detail, commonly known as "The Village at South County Commons," is located on the west side of Route 1 between the present Wakefield Mall and a large (150 acre) vacant parcel of land located across from and north of the Government Center. This land is highly visible and has been described as the "Gateway to South Kingstown." The area has been developed into a mixed-use center that includes a wide-variety uses such as retail, commercial, office, hotel, theater, etc. This district has been one of the most heavily developed areas in South Kingstown over the past 10 years and is now nearly built out. (South Kingstown Comprehensive Plan, April 1, 2014; 2. Existing Land Use and Zoning – 2.7; Page: INTRO-19)

Although the section cited above is just an introductory statement, we believe it may be in the best interests of the Town and the Applicant to seek an amendment to include the "eastern" side of Route 1 in the SMD description. We propose the following amendment:

Route 1 Special Management District (Proposed Language)

This district identified on Map 2.4 Land Use Plan Wakefield Detail, **commonly known as “The Village at South County Commons,”** is located on the west **and east** side of Route 1 between the present Wakefield Mall and a large (150 acre) vacant parcel of land located across from **and adjacent to** the north of the Government Center. This land is highly visible and has been described as the “Gateway to South Kingstown.” The area has been developed into a mixed-use center that includes a wide-variety uses such as retail, commercial, office, hotel, theater, etc. This district has been one of the most heavily developed areas in South Kingstown over the past 10 years and is now nearly built out.

This proposed amendment to the Comprehensive Plan is relatively minor. However the amendment will provide an accurate description of the location of the SMD on both sides of Route 1. It also provides consistency between the written description of the SMD and the proposed land use map amendments showing the locations of the SMD.

(b) Table 2. Land Use Map Categories (2012); INTRO-10 and Table 3. Zoning Districts (2012); INTRO-11

Within the Introduction section of the Comprehensive Plan there are two tables, Table 2 and Table 3, which describe the size of the Route 1 Special Management District.

Table 2. Land Use Plan Map Categories (2012) includes numerical values for “Acreage” and “% of Total” for each Land Use Category in South Kingstown. Based on our calculations the Acreage for the Route 1 Special Management District should be increased from 220.20 to 255.97. In addition the corresponding “Low Density Residential” acreage should be reduced and the “% of Total” should also be amended.<sup>1</sup>

Table 3. Zoning Districts (2012) includes numerical values for “Parcels”, “Acreage”, and “% of Total”. Based on the proposed amendments the numerical values assigned for the Route 1 Special Management District will need to be recalculated.<sup>2</sup>

**III. Proposed Comprehensive Plan Map Amendments**

In conjunction with the text amendment to Section 2.7 of the Comprehensive Plan, we are proposing amendments to the following maps within the Comprehensive Plan to reflect a zoning amendment from R-80 to SMD for Plat 50-4, Lot 12:

- Map 2.3:                      Town of South Kingstown Comprehensive Plan  
   Land Use Plan Map k  
   *Proposed Amendment:*  
   *Designate Plat 50-4, Lot 12 in the Route 1 SMD*

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<sup>1</sup> Table 2 appears to be dated to 2012. Since that time period substantial change has occurred in South Kingstown. Table 2 likely needs to be re-calculated in total to derive the correct percentages for both “Acreage” and “% of Total”.

<sup>2</sup> We understand that the Town is in the process of updating the Comprehensive Community Plan and that the tables and calculations within the document will need to be adjusted or reconfigured town-wide.

- Map 2.4: Town of South Kingstown Comprehensive Plan  
Land Use Plan Map  
Wakefield Detail  
*Proposed Amendment:*  
*Designate Plat 50-4, Lot 12 in the Route 1 SMD*
- Map 2.9 Town of South Kingstown Comprehensive Plan  
Zoning  
(This is not the official Zoning map for the Town of South Kingstown. It is provided for illustrative purposes only. Despite the illustrative nature of this map, it may be prudent to amend this map for consistency purposes.)  
*Proposed Amendment:*  
*Designate Plat 50-4, Lot 12 in the Route 1 SMD*

The proposed maps to be amended, Map 2.3; Map 2.4; and Map 2.9 are all attached for reference.

Also, the names, addresses, and Assessor's Map and Lot number for all owners of record of land within 200' of the subject property are all attached.

#### **IV. Conclusion**

We believe that this project would be a wonderful addition to the Town of South Kingstown. It will preserve a historic site and be economic generator that revives a property that has been empty for far too long. Approval of the requested Comprehensive Plan amendments will help ensure mutual benefits for the Town and Morgan + Schoen for years to come.

We look forward to discussing this proposal with you at your earliest convenience. Thank you for time and consideration.





Sincerely,

*/s/ James M. Callaghan*




James M. Callaghan

*Town of South Kingstown*  
**Comprehensive Plan**  
**Land Use Plan Map**



**RESIDENTIAL**

-  Medium High Density (2.0 - 4.35 du/ac)
-  Medium Density (1.09 - 1.99 du/ac)
-  Low Density (0.55 - 1.08 du/ac)
-  Very Low Density (< 0.55 du/ac)







**COMMERCIAL**

-  Neighborhood
-  Shore
-  Public Marina Special Management District

**INDUSTRIAL**




-  Industrial - 1
-  Industrial - 2

**SPECIAL AREAS**

-  Government / Institutional
-  Open Space
-  Scenic Highways
-  Greenways
-  Neighborhood Centers / Village Districts
-  Bike Paths

 Detail Maps

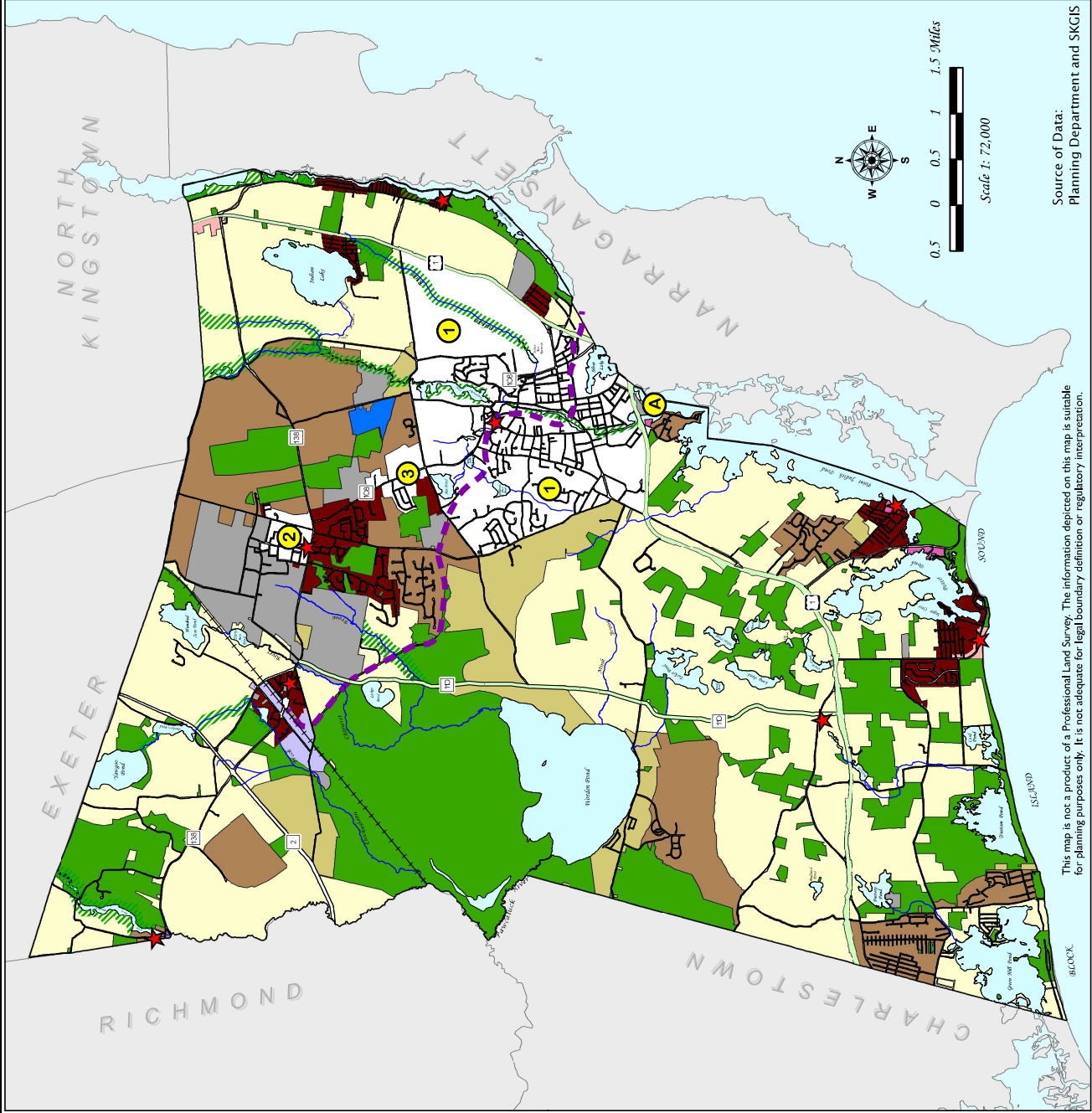
-  Map 2.4 Wakefield / Peace Dale
-  Map 2.5 Kingston
-  Map 2.6 Kingstown Road

-  Railroad
-  Streams
-  Lakes and Ponds



Geographic Information System  
 PLH-04.cpb 1/14

**Map 2.3**



Source of Data:  
 Planning Department and SKGIS

This map is not a product of a Professional Land Survey. The information depicted on this map is suitable for planning purposes only. It is not adequate for legal boundary definition or regulatory interpretation.

# Town of South Kingstown Comprehensive Plan Land Use Plan Map Wakefield Detail

## RESIDENTIAL

- High Density (> 4.35 du/ac)
- Medium High Density (2.0 - 4.35 du/ac)
- Medium Density (1.09 - 1.99 du/ac)
- Low Density (0.55 - 1.08 du/ac)
- Very Low Density (< 0.55 du/ac)

## COMMERCIAL

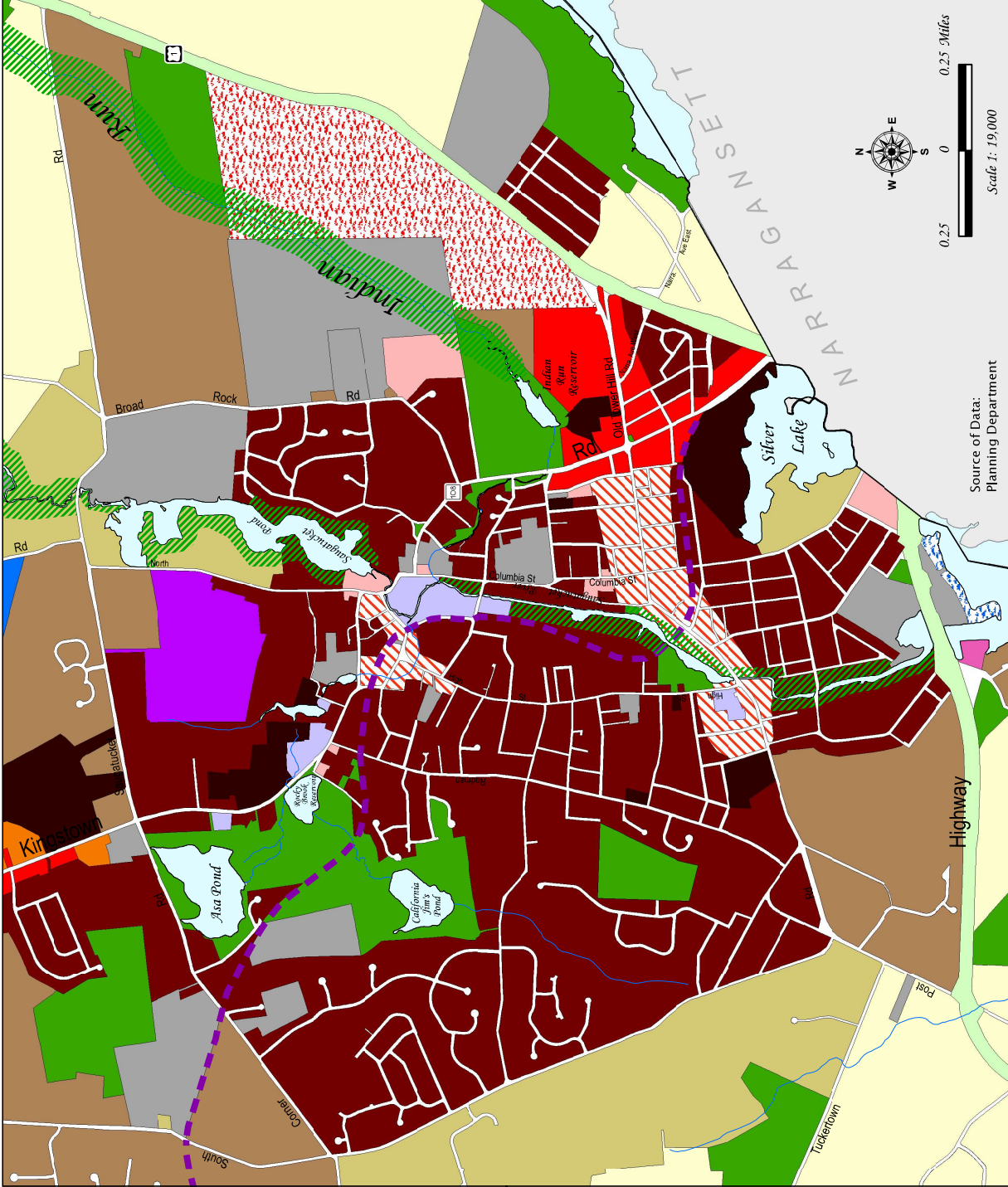
- Highway
- Downtown
- Neighborhood
- Mixed Use
- Route 1 Special Management District
- Public Marina Special Management District

## SPECIAL AREAS

- Government / Institutional
- Open Space
- Scenic Highways
- Greenways
- Bike Paths

## INDUSTRIAL

- Industrial - 1
- Industrial - 2
- Industrial - 3



Source of Data:  
Planning Department

This map is not a product of a Professional Land Survey. The information depicted on this map is suitable for planning purposes only. It is not adequate for legal boundary definition or regulatory interpretation.



Geographic Information System  
PLI-405.cpb 1/14

### Map 2.4

# Town of South Kingstown Comprehensive Plan Zoning

## RESIDENTIAL

- RM : Multi-Family
- R10 : 10,000 sq ft
- R20 : 20,000 sq ft
- R30 : 30,000 sq ft
- R40 : 40,000 sq ft
- R80 : 80,000 sq ft
- R200 : 200,000 sq ft

## COMMERCIAL

- CH : Highway
- CD : Downtown
- CN : Neighborhood
- CW : Waterfront
- MU : Mixed Use
- SMD : Rte 1 Special Management District
- SMD : Public Marina Special Management District

## INDUSTRIAL

- IND-1 : Industrial 1
- IND-2 : Industrial 2
- IND-3 : Industrial 3

- OS : Open Space
- GI : Government and Institutional

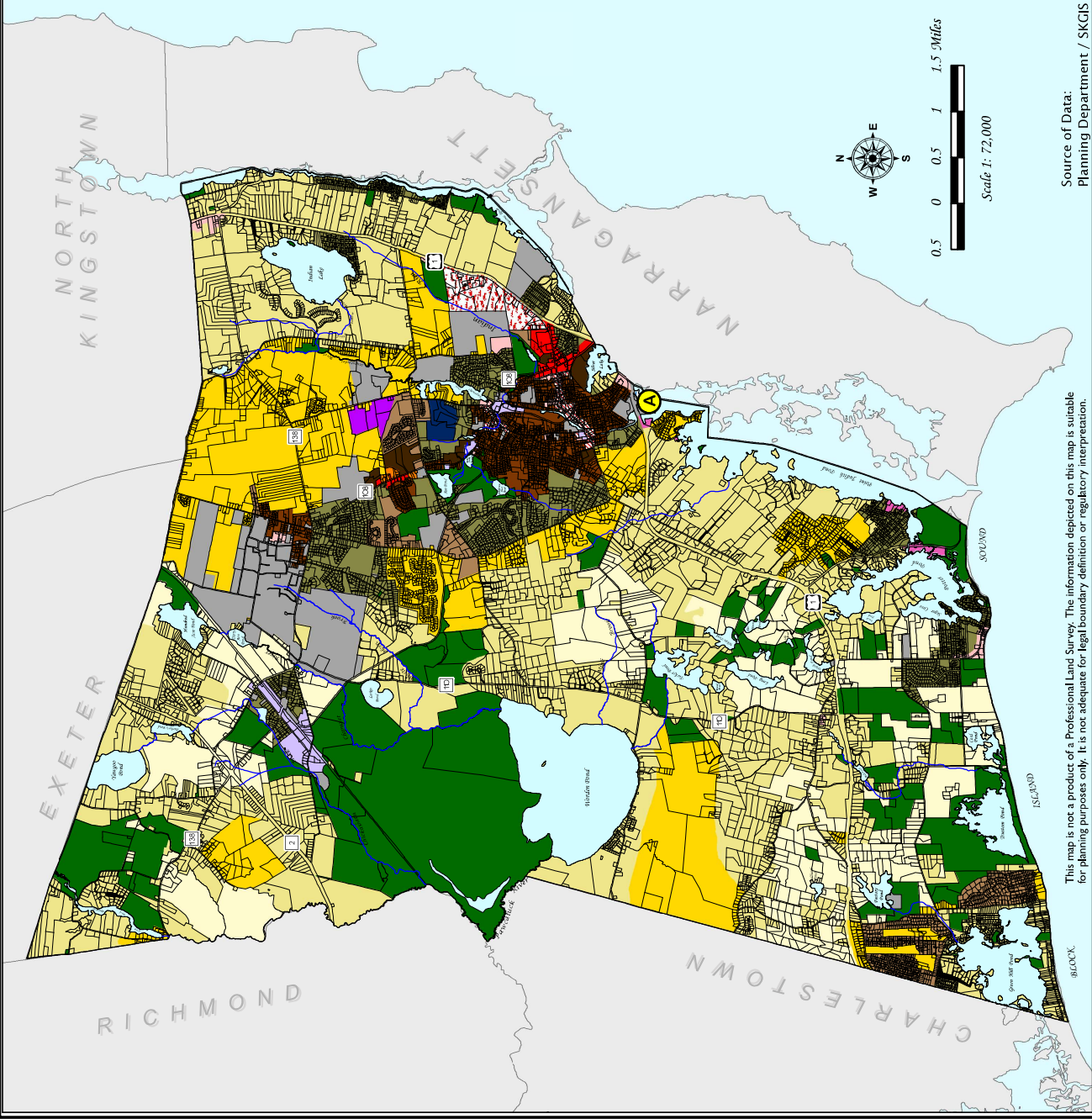
Note: This is not the official Zoning map for the Town of South Kingstown. It is provided for illustrative purposes only.  
Adopted: May 10, 1999  
Revisions through October 15, 2013

- Lakes and Ponds
- Streams



Geographic Information System  
PLH-10 cpb 1/14

### Map 2.9



Source of Data:  
Planning Department / SKGIS

This map is not a product of a Professional Land Survey. The information depicted on this map is suitable for planning purposes only. It is not adequate for legal boundary definition or regulatory interpretation.

8/00XX