



September 29, 2020

Mr. Jason Parker, Principal Planner
Town of South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

RE: **“RESIDENCES ON HOLLEY”**
AP 57-1 LOT 110
HOLLEY STREET

Dear Mr. Parker,

On behalf of the applicant for the above-reference project, we are submitting the enclosed plans and supplemental materials for Conceptual Master Plan stage of a Major Land Development Project (residential).

At this time, there are no waivers or modifications of the subdivision regulations requested for this project.

If you require any additional information, please do not hesitate to contact me.

Sincerely,

Josh Rosen, P.E.

PRINCIPE COMPANY ENGINEERING DIVISION • 27 SAKONNET RIDGE ROAD, TIVERTON, RI 02878
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**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**



This Application Form is to be submitted with each stage of review.

APPLICANT INFORMATION

Applicant Name: Scot Hallberg
Name of Primary Contact (if applicant is an organization): _____
Applicant Address: 17 Arnold Street Suite 100, Wakefield, RI, 02879
Applicant Phone: 401-789-3100 Applicant Email: scothallberg@gmail.com

OWNER INFORMATION

Owner Name(s): Southern Rhode Island Professional Center, LLC
Owner Contact Information: PO Box 817 Charlestown, RI 02813

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: AP 57-1 Lot 110
Physical Address or Location of Parcel(s): Holley Street
Zoning District(s) of Parcel(s): CN Total Size of Development Parcel: 1.30 acres
Date of Initial Meeting with Planning Department Staff (before first stage of review): 5-15-20

TYPE OF PROJECT (select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input checked="" type="checkbox"/> Major Land Development Project |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input checked="" type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Reinstatement or Extension to Approved Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Request to Combine Review Stages |
| <input type="checkbox"/> Recording | <input type="checkbox"/> Other |



PROJECT NARRATIVE

September 29, 2020

“THE RESIDENCES ON HOLLEY”

AP 57-1 Lot 110

Holley Street

Master Plan Submission

Residential Development Project

Town of South Kingstown

Prepared For:

Scot Hallberg
17 Arnold Street Suite 100
Wakefield, RI, 02879

Prepared By:

Principe Engineering, Inc.
27 Sakonnet Ridge Drive
Tiverton, RI, 02878

SECTION I – EXISTING CONDITIONS

The following narrative has been prepared to provide an overview of the residential land development project, “The Residences on Holley” on Holley Street in South Kingstown. The project site is identified as AP 57-1 Lot 110 and is composed of 1.3 acres of undeveloped land. The parcel is in a commercial neighborhood zoning district within the town of South Kingstown. This narrative report provides information regarding the existing conditions of the parcel as well as the proposed development as put forth by the applicant. The information within this report will generate an understanding of the proposal set forth and how it will enhance its surroundings.

This site is located along Holley Street between School Street (north) and Main Street (south). Surroundings include a healthy mix of residential dwellings and commercial buildings while being in short proximity to many shops, restaurants, and other community centers. Existing utilities available to the property within Holley Street include sewer, water, electric and gas.

The aerial map below displays the relative location of the site to the existing surroundings neighborhood roadways.



The site contains soil type Merrimac-Urban land complex with 0 to 8 percent slopes (MU), Urban Land (Ur), and Walpole sandy loam with 0 to 3 percent slopes according to the USDA Soil Survey. The gentle, natural topography slopes from south to northwest and from east to west on the subject property. There are no wetlands, watercourses, or coastal features located within the subject property or within 200 feet of the proposed project. There are no existing or proposed wells within 200 feet of the proposed project and the site is located in Flood Zone X as determined on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Town of South Kingstown, Rhode Island, Map #44009C0203K effective 4/3/2020.

The development parcel is not located within a RIDEM Natural Heritage Area, South Kingstown Natural Heritage Area, CRMC Narrow River SAMP, CRMC Salt Ponds Special Management Area, or Town of South Kingstown Groundwater Protection Overlay District. The property is located within the Indian Run Brook TMDL watershed but is not within an OWTS Critical Resource Area or Drinking Water Supply Watershed as outlined by RIDEM.



SECTION III – PROPOSED CONDITIONS

“The Residences on Holley” is a proposed residential development project which will include the construction of twelve (12), two-bedroom dwelling units within six (6) buildings on the 1.3 acres of land. Two (2) of the twelve proposed dwelling units will be low to moderate income units while the remaining ten (10) units will be market rate units. Each unit has one garage parking space and one driveway parking space. The three (3) proposed buildings on the southerly end of the property and the two (2) buildings central to the property will share a common driveway off of Holley Street while the remaining building at the northerly end of the site will front along Holley Street with its own driveway. In total, there are three (3) proposed “curb-cuts” along Holley Street and the site supports the minimum required number of parking spaces of 2 spaces per unit between the garages and designate on-site parking. Each unit will have a connection to the public sewer and public water system.

Best management practices to mitigate stormwater runoff are provided, including bioretention areas for roof runoff and permeable/porous pavement. Buffering to the adjacent residential uses to the west of this property will include a 20-foot partial landscape screen along the westerly property limits to be filled with evergreen plantings and shrubs. Additional site landscape will be provided around the proposed buildings and along the frontage of Holley Street.

Off-site improvements for this project include an extension of the existing pedestrian sidewalk within Holley Street south of the property limits to a point central to the property frontage on Lot 110. At this location a crosswalk is proposed in Holley Street to provide safe access to/from the existing sidewalk on the east side of Holley Street. A proposed walking path within the subject property will be integrated in the overall landscape and has been provided to allow residents within the parcel to access the crosswalk location.

A fiscal impact analysis has been provided herein which discusses the approximate population and number of school-aged children expected from the proposed development as well as a projection of fiscal impact.



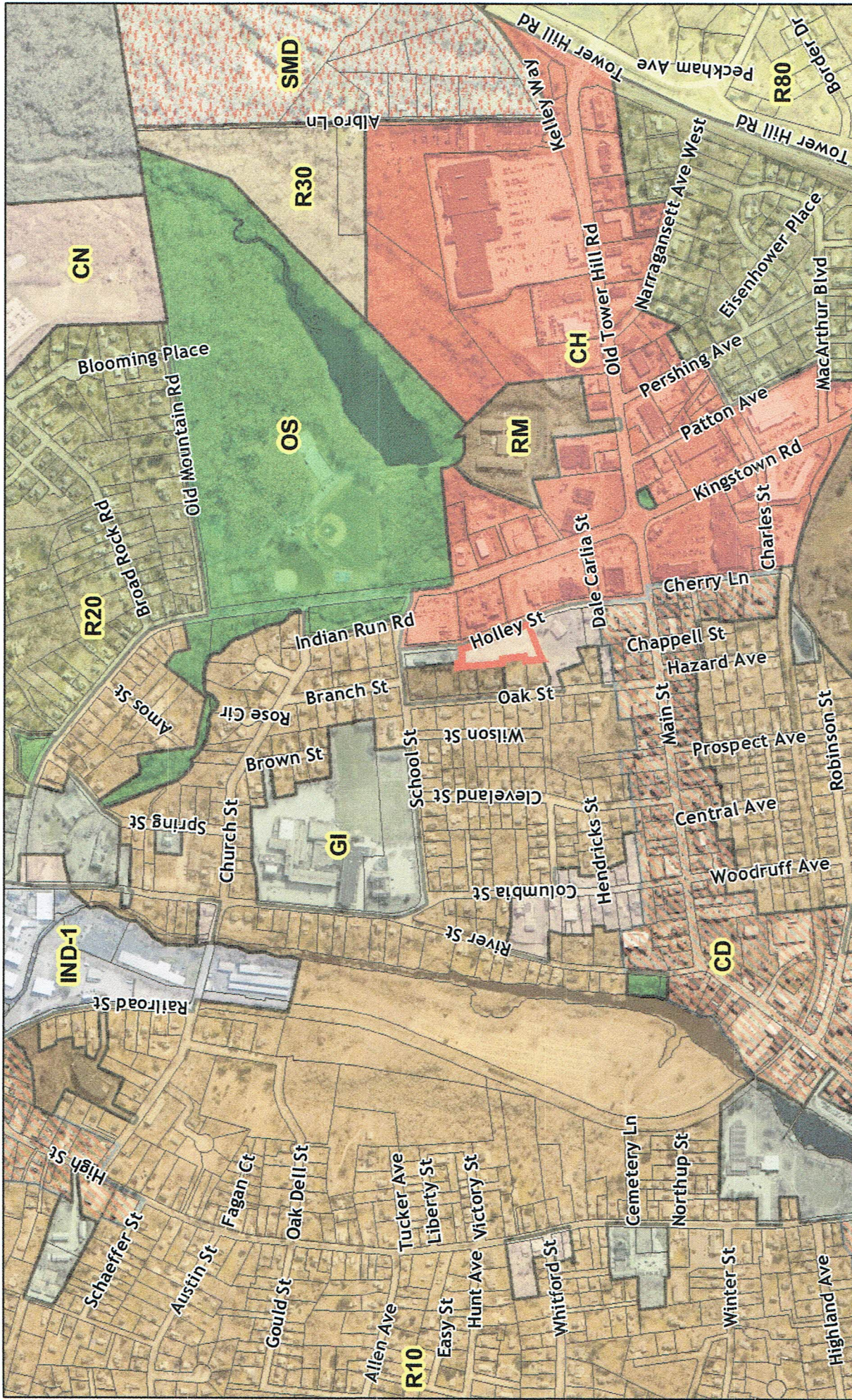
SECTION IV – CONCLUSION

This project as proposed will provide the Town with tasteful residential housing units in the core of Town with minimal impacts to public services and the surrounding neighborhoods. The style and density of the development will complement the area and surrounding neighborhoods.

Attached to this narrative summary are the following maps and documents:

- 1) Vicinity Map
- 2) Fiscal Impact Summary
- 3) 200' Abutters List





Washington County, Rhode Island
 0 Holley Street - Vicinity Map

Parcel Boundaries not legally binding for title or zoning purposes.

The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 723 feet



FISCAL IMPACT ANALYSIS

Project: "Residences on Holley" – AP 57-1 Lot 110
Applicant: Scot Hallberg

POPULATION:

1) Projected Total Population Attributed to New Residential Development

a) Rental Units			
Aver. Household size	x	No. of proposed units	Projected population growth
N/A		0	0
b) Owner Units			
Aver. Household size	x	No. of proposed units	Projected population growth
2.43		12	29.16

2) Projected Student Population Attributed to New Residential Development

Number of bedrooms	Aver. Number of school aged children by bedroom size	x	Number of units proposed by bedroom size	Projected student population growth
0	0		0	0
1	0.08		0	0
2	0.16		12	2
3	0.24		0	0
4	0.31		0	0
5	0.39		0	0
				<hr/>
				2

ASSOCIATED COSTS

3) Projected Town Expenditures Attributed to New Residential Development (excluding school expenditures)

Total projected			
Population growth	x	Town expenditures/ capita	Projected town expenditures
30		\$769.09	\$23,072.70

4) Projected Town School Expenditures Attributed to New Residential Development

Projected student Population growth	x	Town school expenditures/ student (minus state aid)	Projected town school expenditures
2		\$17,352.97	\$34,705.94

ASSOCIATED REVENUE

5) Projected Real Property Tax Revenue

Total number of Proposed dwelling Units	x	Aver. Projected taxable value of proposed dwelling structure	x	Tax Rate	Projected property tax revenue
12		\$350,000		0.01445	\$60,0690

6) Projected Revenue from Licenses and Fees

Aver. License and fee Revenue/ existing Dwelling units	x	Total number of proposed units	Projected revenue from licenses and fees
\$69.34		12	\$832.08

7) Projected Revenue from Auto Excise Tax

Aver. Auto excise Tax/existing dwelling Units	x	Total number of proposed units	Projected revenue from auto excise tax
\$347.64		12	\$4,171.68

8) Projected Revenue from Annual Interest Earnings

Aver. Annual Interest earnings/existing dwelling units	x	Total number of proposed units	Projected revenue from annual interest earnings
\$46.48		12	\$557.76

9) Projected Total Town Expenditures

Projected town expenditures	Projected town school expenditures	Projected total town expenditures
\$23,072.70	\$34,705.94	\$57,778.64

10) Projected Total Revenue

Projected property tax Revenue	Projected revenue from licenses and fees	Projected revenue from auto excise tax	Projected revenue from annual interest earnings	Projected total town revenue
\$60,690	\$832.08	\$4,171.68	\$557.76	\$66,251.52

11) Projected Net Revenue/Expense

Projected total town Revenue	Projected total town expenditures	Projected Net (revenue/Expense)
\$66,251.52	\$57,778.64	\$8,472.88 (Revenue)

<https://www.census.gov/quickfacts/fact/table/southkingstowntownwashingtoncountyrhodeisland/POP060210>

<http://infoworks.ride.ri.gov/district/south-kingstown>

http://www.skschools.net/UserFiles/Servers/Server_59359/File/District/Town%20Council%20Approved%2017-18%20budget.pdf

<https://www.southkingstownri.com/DocumentCenter/View/1604>

<https://www.southkingstownri.com/Faq.aspx?QID=94>

https://www.housingworksri.org/Portals/0/Uploads/Documents/2017_Housing%20fact%20Book.pdf

200-FOOT ABUTTERS

9/29/2020

AP 57-1, LOT 110 - HOLLEY STREET

<u>PLAT</u>	<u>LOT</u>	<u>LOCATION</u>	<u>OWNER NAME</u>	<u>OWNER NAME (2)</u>	<u>OWNER ADDRESS</u>	<u>CITY, STATE, ZIP</u>
57-1	95	756 KINGSTOWN ROAD	OLD MOUNTAIN LANES INC		756 KINGSTOWN RD	WAKEFIELD, RI 02879
57-1	111	36 SCHOOL STREET	SOUTH KINGSTOWN, TOWN OF		180 HIGH ST	WAKEFIELD, RI 02879
57-1	112	125 OAK STREET	HOLLEY NANCY R TRUST 1994 &	HOLLEY PHILIP A TRUST 1994	125 OAK STREET	WAKEFIELD, RI 02879
57-1	226	OAK STREET	HOLLEY NANCY R TRUST 1994 &	HOLLEY PHILIP A TRUST 1994	125 OAK ST	WAKEFIELD, RI 02879
57-1	222	730 KINGSTOWN ROAD	SEABOUND GROUP, LLC		10 HIGH ST	WAKEFIELD, RI 02879
57-1	227	97 OAK STREET	KIMMERLEIN, EDWARD J & SUSAN C		97 OAK ST	WAKEFIELD, RI 02879-3302
57-1	223	87 OAK STREET	BOWEN, JEAN		87 OAK ST	WAKEFIELD, RI 02879
57-1	96-2	688 KINGSTOWN ROAD	CGRI WAKEFIELD LLC		1414 ATWOOD AVE	JOHNSTON, RI 02919
57-1	96-00	682 KINGSTOWN ROAD	HALLBERG, SCOT V		17 ARNOLD ST STE 100	WAKEFIELD, RI 02879
57-1	96-1	684 KINGSTOWN ROAD	TEMPAS, INC		PO BOX 279	NEWPORT, RI 02840
57-1	109	75 OAK STREET	BROWN, DAVID D & KYLE A		75 OAK STREET	WAKEFIELD, RI 02879
57-1	108	63 OAK STREET	VASQUES, JAMES J ETUX	SUSAN H	63 OAK STREET	WAKEFIELD, RI 02879
57-1	98	46 HOLLEY STREET	SEABOUND GROUP, LLC		10 HIGH ST	WAKEFIELD, RI 02879
57-1	107	45 OAK STREET	BESSETTE, NANCY T		45 OAK STREET	WAKEFIELD, RI 02879
57-1	106	31 OAK STREET	KRETSCHMER, AXEL P & LORA H		31 OAK ST	WAKEFIELD, RI 02879