

1 The most recent Zoning Map Amendment approved by the South Kingstown Town Council on May 29,
2 2001 rezoned the subject property to 'GI with conditions'. The South County Hospital is requesting the
3 subject property to be rezoned to 'GI without conditions'.

4 Conditions of May 29, 2001 Zone Change Approval

5 ~~No institutional enlargement, expansion or intensification beyond the proposed new uses as outlined~~
6 ~~in the documents entitled 'Request for Zoning Change, South County Hospital Healthcare System,~~
7 ~~Dated April 6, 2001 and South County Hospital Facility Improvement Program, Dated April 6, 2001~~
8 ~~shall be permitted.~~

9 ~~In addition, the Planning Board shall consider the following issues during the subsequent review of~~
10 ~~the Master Plan to be filed by South County Hospital Healthcare System.~~

11 ~~1.—A master lighting plan of all exterior lighting on the Hospital campus shall be submitted~~
12 ~~to the Planning Board as part of Master Plan approval, along with an analysis of lighting~~
13 ~~levels in all off-street parking areas. The analysis shall include an evaluation of the effect~~
14 ~~exterior lighting has on adjacent and/or surrounding residential property, public streets~~
15 ~~and wetlands. Existing lighting shall be replaced or modified if necessary and proposed~~
16 ~~future lighting shall be designed so as to minimize deleterious impacts to said adjacent~~
17 ~~and/or surrounding properties;~~

18 ~~2.—A construction staging and building demolition plan shall be prepared to address the~~
19 ~~impacts of noise, dust, traffic, vibration, access, hours of operation and other effects of~~
20 ~~site and building construction and demolition on adjacent residential property and~~
21 ~~wetland areas;~~

22 ~~3.—The Hospital shall provide the Planning Board with a report on the status of their Master~~
23 ~~Plan improvements on an annual basis. This report shall contain information on the status~~
24 ~~and timing of all new and proposed construction, and shall describe all improvements~~
25 ~~completed as of the date of the report as well as an estimate of the future new~~
26 ~~construction anticipated by the Hospital for a period of 5 years from the date of the~~
27 ~~report;~~

28 ~~4.—Once every two years, the Hospital shall provide the Planning Board and Town Council~~
29 ~~with a study assessing traffic conditions on the Hospital property and streets in the vicinity~~
30 ~~of the Hospital. The first report shall be provided six months after the date of issuance of~~
31 ~~the Certificate of Occupancy for the new Emergency Department. Should any traffic study~~
32 ~~find unsafe traffic conditions being generated by vehicles accessing, exiting or traveling~~
33 ~~within the Hospital property, the Hospital shall immediately undertake efforts, in~~
34 ~~conjunction with the Town and its agencies, including the Planning Board, to alleviate~~
35 ~~those conditions, including the consideration of direct access to Route 1;~~

36 ~~5.—During Master Plan review, the Planning Board shall have the authority to require the~~
37 ~~Hospital to provide any plans, drawings, studies, or other information necessary to ensure~~
38 ~~that the approved Master Plan is consistent with the conditions attached to this~~
39 ~~amendment to the zoning ordinance; and~~

40 ~~6.1. Notwithstanding the provisions of this zoning ordinance amendment, minor changes may~~
41 ~~be made to the approved Master Plan pursuant to the provisions of Section VI.C.2 of the~~
42 ~~Subdivision and Land Development Regulations. Major changes to the to the approved~~
43 ~~Master Plan, as defined in Section VI.C.3 of the Subdivision and Land Development~~
44 ~~Regulations, shall require subsequent amendment of the conditions attached to this~~
45 ~~amendment to the zoning ordinance by the Town Council. Provided, however that~~
46 ~~interior renovations and changes in the interior layout of rooms within the Hospital are~~
47 ~~not considered changes to the approved Master Plan.~~