
Development Impact Statement

“985 Aquidneck Avenue”

Assessor’s Map 113, Lot 208
985 Aquidneck Avenue
Middletown, RI 02842

Prepared For

Seascope Holdings LLC
1 Trimble Road
Middletown, RI 02842

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1.0 INTRODUCTION

This Development Impact Statement is required under Section 310 – Development Impact Review of the Town of Middletown Zoning Ordinance, October 2006 as amended.

1.1 Site Description

The Site includes a single parcel identified as lot 208 of tax assessor's plat 113 which contains one single commercial structure and fronts on two roadways, one of which is state maintained. The 1,500 square foot footprint commercial structure faces Aquidneck Avenue and contains three rear facing garage bays and office space. The structure is accessed via a curb cut along the Trimble Road which leads to a compacted gravel parking area which occupies most of the property. Several container units are scattered throughout the property. Perimeter groundcover consists of grasses and landscaping. The structure is served by municipal water and sewer.

1.2 Zoning

The Site is zoned Limited Business, Traffic Sensitive (LBA). Adjacent properties along Aquidneck Avenue and Trimble Road are also zoned LB. Per the zoning code, this district was established to provide areas for day-to-day localized shopping needs, convenience shopping services to neighborhood areas, and to provide limited specialized business uses in certain parts of town. Within the LBA District, the existing uses are permitted by right.

1.3 Regulations and Guidelines

Regulations and Ordinances that helped to shape the development of the project Site were the following:

1. Town of Middletown Zoning Ordinance, as originally passed October 2006, and subsequently amended.
2. Town of Middletown Rules and Regulations Regarding the Subdivision and Development of Land.
3. State of Rhode Island Stormwater Management, Design and Installation Rules (250-RICR-150-10-8), hereafter identified as “The Rules”.
4. Urban Hydrology for Small Watersheds (TR-55 Manual).
5. Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction.
6. Rhode Island Department of Transportation Standard Details.
7. Rhode Island Soil Erosion and Sediment Control Handbook.

2.0 SITE IMPROVEMENTS

The applicant intends to construct a 1,920 square foot garage and office building at the rear of the property. The gravel parking area will be paved. The overall parking surface will be reduced in size; the remaining gravel will be removed and the surfaces loamed and seeded. These additional pervious surfaces will compensate for the additional runoff generated by the proposed pavement. A small sand filter is proposed near the front of the property to provide water quality treatment for the proposed building. The existing structure is to remain unchanged. The existing access from Trimble Road shall also remain.

2.1 District Regulations (Middletown Zoning Ordinance Article 6)

The existing structure adheres to all applicable dimensional requirements of the LBA zone. The proposed structure will require a variance from the side building setback to the adjacent lot on Trimble Road. A side setback of 20 feet is required while a minimum of 5 feet is proposed.

Variable	Required	Existing	Proposed
Minimum Lot Area	20,000 sq. ft.	18,697 sq. ft.	18,697 sq. ft.
Maximum Lot Coverage	25%	8.0%	18.3%
Minimum Lot Width	300 ft.	176.4 ft.	176.4 ft.
Maximum Height	35 ft.	33.7 ft.	33.7 ft.
Min. Front Yard	10 ft.	24.0 ft. / 16.0 ft.	10.4 ft. / 16.0 ft.
Min. Side Yard	20 ft.	20.2 ft. / 138.5 ft.	20.0 ft. / 5.0 ft.
Min. Rear Yard	50 ft.	N/A	N/A

2.2 Supplementary Regulations (Article 7)

The following information summarizes the project's conformance with the Supplementary Regulations (Article 7) of the Zoning Ordinance:

- Stormwater management shall be provided in accordance with Section 715 of the Middletown Zoning Ordinance.
- There will be no storage or parking of major recreation equipment, mobile homes or unserviceable vehicles.
- Any landscaping shall conform to Section 723 of the Middletown Zoning Ordinance.

3.0 TRAFFIC CONDITIONS AND ANALYSIS

As the number of employees is not expected to increase, there will be no additional trips to and from the Site. There will be no impact to traffic conditions on-site and to the adjacent roadways.

3.1 Proposed Development Traffic Conditions

There will be no change or impact on the traffic conditions. Traffic will continue to use the Trimble Road access point.

3.2 Parking (Middletown Zoning Ordinance Article 13)

The existing structure requires 7 parking spaces based on zoning code. The proposed structure requires an additional 3 spaces per code for a total of 10 spaces. The proposed plan includes 6 garage bays and 5 striped paved spaces, including an ADA accessible space. This totals 11 parking spaces located on the property. Due to the use of the structure, no loading zone is required per Section 1307 of the code.

4.0 WATER SUPPLY - DOMESTIC

The proposed structure will tie into the existing service provided by municipal water (Newport Water). No changes to the service line or metering are proposed. As there is no expected change in occupancy, there shall be no increase in demand.

5.0 SEWAGE DISPOSAL

The proposed structure will tie into the existing municipal sewer connection. No changes to the connection are proposed. As there is no expected change in occupancy, there shall be no increase in sewer flow.

6.0 STORMWATER

A small sand filter is proposed near the front of the property to provide water quality treatment and groundwater recharge for the proposed building.

The new pavement proposed to replace the compacted gravel parking lot represents a re-development of less than 10,000 square feet. Per section 8.12 of the Rules, no water quality or recharge is required for this work.

7.0 ELECTRIC SERVICE

RI Energy provides overhead electrical services along Aquidneck Avenue. It is expected that the new structure will tie into the existing service and metering.

8.0 GAS SERVICE

There is no proposed gas service.

9.0 POLICE

Police enforcement shall be provided by the Middletown Police Department. Since the project is surrounded by similar use developments and the scope of the existing use shall be unchanged, the proposed project should receive similar protection.

10.0 FIRE PROTECTION

Fire protection shall be provided by the Middletown Fire Department. A fire hydrant is located across Aquidneck Avenue, well within range of the proposed building. There is expected to be no change in fire protection for the Site.

11.0 SCHOOLS

As no residential units are proposed, the proposed structure is not anticipated to have any effect on the public school system.

12.0 EMERGENCY SERVICES

Since the project is surrounded by similar use developments and does not contain any special or unusual features, the project should continue to have similar access to emergency services.

13.0 PHYSICAL AND ECOLOGICAL CHARACTERISTICS

13.1 Surrounding Lands

Surrounding land use consists of small-scale commercial uses including retail, offices, and outdoor materials storage. To the east of the commercial properties along Aquidneck Avenue and Trimble Road, is a residential neighborhood along Honeyman Avenue.

13.2 Wetlands

There are no wetlands or other features protected by the state located on the Site.

13.3 Flood Plain & Soils

The Site does not lie within any flood zone as designated by FEMA.

The soil type on site is mapped as PmB (Pittstown silt loams) by the USDA Natural Resource Conservation Service. These silt loams are typically type C hydrologic soils common to Aquidneck Island.

13.4 Vegetation

There is no significant vegetation located on the Site. The area surrounding the existing structure is grassed with perimeter brush and small trees.

13.5 Wildlife Habitat

The Site is located within a developed urban area. To the best of our knowledge, there are no endangered or threatened species living on the site.

13.6 Environmental

The applicant will meet all environmental requirements of the Rhode Island Department of Environmental Management and the Town of Middletown.

14.0 CHARACTER OF THE COMMUNITY

14.1 Scenic

An evaluation of the site surroundings reveals that the site is located in an area appropriate for the existing and proposed use. The property is located in an area consisting of similar uses and the proposed structure will complement the local need for commercial services. The property and its direct surroundings have the scenic value one might expect from a limited business district. The proposed structure is not expected to detract from this value.

14.2 Archaeological Conditions

There are no special or unique archaeological conditions known to exist on the site as it is located in a historically developed area. If any archaeological artifacts or remains are found during construction, work will stop immediately and a historic/archaeological expert will be consulted to determine the significance of the find. The archaeological remains, if they are found to be significant, will be preserved based on the Town and expert's recommendation and/or opinion.

14.3 Scale

The scale of the addition is reasonable in relation to the size of the property. Allowable lot coverage within the LBA zone is 25% while the existing and proposed structures represent 18.3% of the developable land area (as defined by the town zoning ordinance). The structure shall be a single story thereby limiting the height.

14.4 Placement

The placement of the proposed structure will require a side setback variance as previously indicated.

14.5 Lighting

No new freestanding lighting is proposed. Building mounted lighting may be included at the structure egress points.

14.6 Abutting Properties and Property Value

The proposed structure is not expected to have detrimental effects on abutting property values given the limited size, height, and an architectural design which will complement the existing structure.

15.0 CONCLUSION

It is the opinion of NE&C that this proposed structure will have no negative environmental impacts on the Town of Middletown as a whole, or to abutting property owners. The quality of the addition and its intended purpose to provide an expansion for an established business will be an asset to the residents of the town.