
Development Impact Statement

15 Aquidneck Ave LLC Administrative Subdivision
And Tickets Bar & Grille Deck Expansion

Assessor's Map 116NW, Lots 36, 37, 37A & 38A
15 Aquidneck Avenue
Middletown, RI

Prepared For

15 Aquidneck Avenue, LLC
c/o Carriage House Inn
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Rev. April 4, 2024

TABLE OF CONTENTS

1.0 INTRODUCTION 1

 1.1 *SITE DESCRIPTION 1*

 1.2 *ZONING..... 1*

 1.3 *REGULATIONS AND GUIDELINES..... 2*

2.0 SITE IMPROVEMENTS 3

 2.1 *DISTRICT REGULATIONS (MIDDLETOWN ZONING ORDINANCE ARTICLE 6) 3*

 2.2 *SUPPLEMENTARY REGULATIONS (ARTICLE 7)..... 3*

3.0 TRAFFIC CONDITIONS AND ANALYSIS 3

 3.1 *PROPOSED DEVELOPMENT TRAFFIC CONDITIONS 3*

 3.2 *PARKING (MIDDLETOWN ZONING ORDINANCE ARTICLE 13) 4*

4.0 WATER SUPPLY - DOMESTIC 4

5.0 SEWAGE DISPOSAL 4

6.0 STORMWATER 4

7.0 ELECTRIC SERVICE 4

8.0 GAS SERVICE 5

9.0 POLICE 5

10.0 FIRE PROTECTION 5

11.0 SCHOOLS 5

12.0 EMERGENCY SERVICES 5

13.0 PHYSICAL AND ECOLOGICAL CHARACTERISTICS 5

 13.1 *SURROUNDING LANDS 5*

 13.2 *WETLANDS 5*

 13.3 *FLOOD PLAIN & SOILS 6*

 13.4 *VEGETATION..... 6*

 13.5 *WILDLIFE HABITAT..... 6*

 13.6 *ENVIRONMENTAL..... 6*

14.0 CHARACTER OF THE COMMUNITY 6

 14.1 *SCENIC 6*

 14.2 *ARCHAEOLOGICAL CONDITIONS 7*

 14.3 *SCALE..... 7*

 14.4 *PLACEMENT..... 7*

 14.5 *LIGHTING 7*

 14.6 *ABUTTING PROPERTIES AND PROPERTY VALUE..... 7*

15.0 CONCLUSION 7

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 four parcels totaling 0.53 acres fronting on Aquidneck Avenue (RI RT 138A), a state maintained right of way, and on Purgatory and Crescent Roads, both of which are town maintained right of ways. The Site can be accessed from these three roadways. The Site abuts commercial uses to the north and across the streets. The structure located on the Site is a two-story restaurant with an outdoor patio eating area. The remainder of the property consists of paved parking areas and external storage and freezer structures. There is no green space located on the Site. The structure is supported by municipal water and sewer, as well as underground gas and overhead electrical / communication services. There are no stormwater quality or control devices located on the property. The frontages along Aquidneck Avenue and Purgatory Road feature concrete sidewalks providing pedestrian access to the property.

1.2 Zoning

The Site and adjacent properties along Aquidneck Avenue are zoned Limited Business, Traffic Sensitive (LBA). 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. Abutting properties along Purgatory Road are zoned standard Limited Business; however, they are used for single family residential. Properties across Crescent Road are zoned R-10 and are also used for single family residential. Within the LBA District, a restaurant is designated as a special use.

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).
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 administratively combine the four lots into a single property and then to construct an uncovered second floor wood deck on the existing structure. This deck shall have a footprint of approximately 660 square feet and shall be located over the existing concrete patio. This deck is to be used for outdoor seating during appropriate seasons, and is intended to support the existing level of use and maximum seating. A bicycle rack is proposed in an area of existing pavement. No other improvements are proposed.

2.1 District Regulations (Middletown Zoning Ordinance Article 6)

The existing structure is located within the front building setbacks associated with the LBA zone. The project as proposed requires greater variances from these setbacks (Article 6). The following table summarizes the variances that will be required once the properties have been administratively merged.

Variable	Required	Existing	Proposed
Minimum Lot Area	20,000 sq. ft.	23,224 sq. ft.	23,224 sq. ft.
Maximum Lot Coverage	25%	15.7%	18.5%
Minimum Lot Width	300 / 120 ft.	209.57 / 92.0 / 64.02 ft.	209.57 / 92.0 / 64.02 ft.
Maximum Height	35 ft.	33.7 ft.	33.7 ft.
Min. Front Yard	10 ft.	7.1 / 4.7 ft.	0.8 / 1.0 ft.
Min. Side Yard	20 ft.	110.5 ft. / 37.6 ft.	110.5 ft. / 37.6 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. No management is required as the deck shall be open decking over an existing impervious surface.

3.0 TRAFFIC CONDITIONS AND ANALYSIS

As the occupancy is not intended 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. As the deck shall be at second floor level, it will not impact sight lines around the intersection.

3.2 Parking (Middletown Zoning Ordinance Article 13)

The existing structure requires 92 parking spaces based on fire code occupancy. There will be 49 spaces striped on the property after the merger for use by the establishment. While 4 additional spaces are also available, these spaces have been granted as an easement to an abutting property. No loading zone is designated on the Site.

A bicycle rack has been proposed for additional transportation capacity.

4.0 WATER SUPPLY - DOMESTIC

The structure will continue to be served by municipal water (Newport Water). No changes to the service are proposed. As there is no proposed change in occupancy, there shall be no increase in demand.

5.0 SEWAGE DISPOSAL

The structure will continue to be served by municipal sewer. No changes to the service are proposed. As there is no proposed change in occupancy, there shall be no increase in sewer flow.

6.0 STORMWATER

There are no stormwater controls on site. All stormwater from the site is managed by the systems within the adjacent state and municipal roadways.

As no new impervious surfaces are proposed, no new stormwater management is mandated.

7.0 ELECTRIC SERVICE

RI Energy provides overhead electrical services along Purgatory Road. There are no proposed changes to the electrical system, nor will there be any increase in demand.

8.0 GAS SERVICE

The existing structure is served by a RI Energy gas main in Aquidneck Avenue. There is no proposed change in the service, nor will there be any increase in demand.

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 structure shall be unchanged, the project should receive similar protection.

10.0 FIRE PROTECTION

Fire protection shall be provided by the Middletown Fire Department. A fire hydrant is located at the intersection of Aquidneck Avenue and Purgatory. There is expected to be no change in fire protection for the Site.

11.0 SCHOOLS

As no new residential units are proposed, the addition 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 primarily of small-scale commercial uses including retail, restaurants, and function space. To the east of the Site, lies a few small residential properties.

13.2 Wetlands

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

13.3 Flood Plain & Soils

The area of the structure lies within FEMA Flood Zone AE (EL 15) (special flood hazard areas subject to inundation by the 1% annual chance flood with base flood elevation determined to be elevation 15 per FIRM map number 44005C10181J, map revised September 4, 2013).

The soil types on the Site are mapped as NP (Newport silt loams) and UD (Udorthents) 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 vegetation located on the Site.

13.5 Wildlife Habitat

The Site is 100% impervious in 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 restaurant use. The property is located in an area consisting of similar uses and will complement local needs for tourist and entertainment services. The property and its direct surroundings have the scenic value one might expect from a limited business district. The proposed addition 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 structure with the proposed deck is 15.7% of the developable land area (as defined by the town zoning ordinance).

14.4 Placement

The placement of the proposed deck will require an increase in the existing front setback variance.

14.5 Lighting

No new lighting is proposed.

14.6 Abutting Properties and Property Value

The deck will have no detrimental effects on abutting property values since abutting properties as it is located on the opposite end of the property. The deck will not be visible from abutting residential uses.

15.0 CONCLUSION

It is our opinion that this proposed addition 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 improvement to a well-known local and tourist amenity will be an asset to the residents of the town.