
ACQUIDNECK CROSSING

TO: MIDDLETOWN PLANNING BOARD

FROM: CHRISTOPHER BICHO, MANAGING MEMBER

SUBJECT: APPROVAL OF MIXED USE

DATE: FEBRUARY 15, 2021

CC: RON WOLANSKI

Aquidneck Crossing requests the Middletown Planning Board approval for the conversion of a two-story office building located on 438 East main Road AP 113, Lot 13 to 12 units of residential two-bedroom two bath apartments under the LBA Mixed Use Ordinance.

When the building was originally constructed in 1965, the building was developed as 12 units of two-bedroom one bath multi-family apartments. In the 1980's, the owner converted the use to Office and leased the residential units as office space without altering the exterior or interior walls and retaining the kitchens and full baths in use for office occupancy.

On February 7, 2021, the Town Council approved a zone change from Office Business (OBA) Traffic Sensitive to Limited Business (LBA) Traffic Sensitive. The change to LBA is being used to request the conversion of office to multi-family residential under the Mixed-Use Ordinance.

The initial request for the conversion in this one building will not alter the site plan or building footprint. In addition, the interior walls also will not be altered, and the units will be renovated back to residential use with new electric, new plumbing, HVAC, flooring, insulation, and kitchen and bath finishes appropriate for residential use.

The initial request allows for 12 units of multi-family allowable under the current lot size with a special use permit.

Upon completion of this first phase, we will return to the Planning Board for expanded use of the Mixed-Use Ordinance under the density bonus allowed for the approval of an additional two-story multi-family residential building. At that time, we will also be incorporating three affordable units into the overall development in exchange for the density bonus allowed under the Mix Use Ordinance. This additional building will be requested a later date to allow time for the first 12 units to be completed and rented. The

second request will require more significant engineering changes as well as architectural plans and is expected to be a lengthier approval process.

For the initial request, we are requesting the proposed conversion be considered in a combined process of Master, Preliminary and Final Plan Approval since we are not requesting any site changes or building changes and in fact, converting the building back to its original residential use.