



MIDDLETOWN
Rhode Island

PLANNING DEPARTMENT

TOWN OF MIDDLETOWN

350 East Main Road, Middletown, RI 02842
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To: William J. Nash, Jr., Chairman
Planning Board members

From: Anita Guo, Principal Planner

Date: September 6, 2024

Re: **Public Hearing** - Application of 72 Johnny Cake Hill, LLC for Development Plan Review for modification to a previously approved plan for construction of a 15,000 sq. ft. wholesale commercial use building, with associated parking, office space, landscaping, stormwater management, utilities, and associated site work, and including requests for waivers from certain design requirements of Section 521 of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land. Property located on 72 Johnnycake Hill Road, Assessor's Plat 114, Lot 601.

The applicant is requesting approval to modify a previously approved plan for construction of a new 15,000+/- square foot wholesale commercial/office building at 72 Johnnycake Hill Road, located in the Office Park (OP) zoning district. The new building will be located to the rear of the existing building on the property. The requested modifications are exclusively related to the exterior design of the proposed building, particularly exterior siding and roofing materials. See the attached plan. All other aspects of the previously approved plan, such as site design, stormwater management, and landscaping remain unchanged. The project was initially approved on March 8, 2023. Please see the attached prior decision approving the project. The conditions of approval applied at that time, as well as any additional conditions the Board requires would apply to the modified project.

TRC Review:

The Technical Review Committee (TRC) reviewed the application during its meeting on September 4th. Building design and materials were discussed. Following its review, the committee voted unanimously to forward a positive recommendation to the Planning Board, subject to the Planning Board's consideration of the requested waivers.

Requested waivers:

Based on the submitted revised building plans it appears that the applicant will require the following waivers from the commercial development design standards of section 521 of the Regulations, or must provide confirmation that the project is in compliance. These waivers are based on the new building design and are in addition to waivers previously granted.

1. Section 521.2.A.2 – Street side façade does not consist of an unarticulated blank wall, does not consist of an unbroken series of garage doors, and no unbroken plane of a wall exceeds forty feet without a minimum 4 feet wide architectural design feature. Proposed street side façade consists of an unarticulated blank wall and walls exceed forty feet without a 4 feet wide design feature.

2. Section 521.2.B.1 – Windows and glass doors occupy between 20% and 60% of façade visible from the public way. No windows are proposed on the street-facing façade.
3. Section 521.2.C – Building sidings, roofs, and trim shall be constructed of traditional materials. Substitute materials may include fiber cement board, composite that resemble traditional materials, standing seam metal roofs, and non-flammable siding (Use of non-traditional or substitute materials require Planning Board or Administrative Officer approval). Building exteriors include a metal roof, metal siding, and PVC trim.

Required findings:

In accordance with section 309 of the Middletown Zoning Ordinance, prior to granting any development plan review approval, or issuing a recommendation in favor of approval to the Zoning Board of Review, the Planning Board shall find that:

- (1) The granting of approval will not result in conditions inimical to the public health, safety and welfare;
- (2) The granting of such approval will not substantially or permanently injure the appropriate use of the property in the surrounding area or zoning district;
- (3) The plans for such project comply with all the requirements of this chapter and the Regulations, or that necessary waivers from the requirements of the Regulations have been granted;
- (4) The plans for such project are consistent with the Comprehensive Plan; and
- (5) Any conditions or restrictions that are necessary to ensure that these guidelines have been met have been incorporated into the written approval or recommendation.

Cc: Applicant