

DEVELOPMENT IMPACT STATEMENT

PROPOSED SITE REDEVELOPMENT
1235 WEST MAIN ROAD & FOREST AVE. #REAR

Prepared for: MDR REALTY II, LLC & MDR Enterprises, LLC

Introduction

MDR Realty II, LLC & MDR Enterprises, LLC own the properties located at 1235 West Main Road and Forest Ave. #Rear, identified as Plat 106 Lot 87 & Plat 114 Lot 12 respectively. The subject parcels are approximately 11± acres in area .Approval is being sought to construct a 2,300+/- sf building addition on to the northeast corner of the existing building & to expand the existing parking area on Lot 12 as shown on the plans and drawings to accommodate a relocation of BMW of Newport from 1215/1199 West Main Road to 1235 West Main Road.

SITE:

GB –General Business

Automobile Dealerships are allowed by right in the GBA district.

GB Zone (General Business)	Required	Proposed
Minimum Lot Size	12,000 sf	153,633+/- sf
Frontage	100 ft	295.7
Maximum Lot Coverage	25%	20.3%
Maximum Height	40 ft	<40 ft
Front Yard Setback	10 ft	58 ft
Side Yard Setback	10 ft	29 ft
Rear Yard Setback	20 ft	111 ft

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POTENTIAL IMPACTS

Traffic and Parking Conditions

The proposed minor expansion to the reconditioning area of the previously approved building will not have any impact on overall traffic. The expanded parking in the back is intended for inventory/display vehicles and not for customer or employee parking. The previously approved curb cuts will not be changed. The parking for the facility meets zoning requirements.

Municipal utilities and services: The proposed redevelopment will have a minimal impact on Town utilities and services.

- Water Supply: The existing structure will maintain its water connection in West Main Road.
- Sewage Disposal: The existing structure will maintain its water connection in West Main Road.
- Storm Drains: This proposal includes additional water quality treatment for stormwater so that there will no negative impact on storm drains.
- Police: There will be no additional impact. This use will not require any further patrols than those already taking place in the area.
- Fire and Emergency Services: This will not create any additional burden. If service is required, the department will respond in its normal fashion. The building will be built to current building code standards. If the rescue service is required, billing for the run is automatically sent to the individual's insurer, thus resulting in a payment for service.
- Emergency Services: N/A
- Schools: There is no impact as there are no additional children.

Physical and Ecological Characteristics of the Site

- Wetlands – there are wetlands present on the adjacent site. site improvements are employed to protect the wetland areas in close proximity to the construction activity.
- Floodplain – there is no floodplain area on site. The proposed drainage system has been designed to meet all criteria set forth by RIDEM and the Town of Middletown so that there will be no impact to the surrounding area.
- Vegetation – the applicant is proposing to maintain most of the existing vegetation to provide a buffer to the adjacent residential district and to partially screen the proposed structure. The applicant will add additional landscaping as is required for the development.
- Wildlife habitat – no impacts.

Character of the Community

The proposed redevelopment of this property will serve to restore the site to its former longstanding use as a Automobile Dealership. The site improvements are aimed at providing better design elements consistent with the Town of Middletown's Commercial Design Standards. The redevelopment is taking place on a site currently zoned as General Business along West Main Road.