

DEVELOPMENT IMPACT STATEMENT

PROPOSED SITE REDEVELOPMENT 72 JOHNNYCAKE HILL ROAD

Prepared for: GG PROPERTIES, LLC (Owner)

Introduction

The subject parcel is located on Johnnycake Hill Road in the Aquidneck Corporate Park and is approximately 3.0± acres in area .Approval is being sought to construct a 15K+/- sf stand-alone building to the rear of the existing building in support of the owner/applicant's operations.

SITE:

OP- Office Park

Accessory Uses customarily incidental to a use permitted in the district and located on the same lot as the principal use are allowed by right in the OB District.

OP Zone (Office Park)	Required	Proposed/Existing
Minimum Lot Size	40,000 sf	132,766+/- sf
Frontage	150 ft	300.0'+/-
Maximum Lot Coverage	35%	23.4%+/-
Maximum Height	40 ft	37+/- ft
Front Yard Setback	10 ft	99.8 ft
Side Yard Setback	35 ft	35.3 ft
Rear Yard Setback	40 ft	55.9 ft

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72 Johnnycake Hill Road

POTENTIAL IMPACTS

Traffic and Parking Conditions

The proposed building will have minimal impact on overall traffic and is anticipated to be consistent with the current use. It is estimated that 5 full-time employees will be associated with the proposed operation. Additionally, there will be periodic deliveries & services associated with the operation as necessary. Access routes for both buildings will remain the same and provide adequate circulation for various vehicles required for regular operations. Existing parking on site exceeds the combined minimum requirements for both uses (Buildings).

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 domestic water connection in Johnnycake Hill Road and will provide a new dedicated fire line connection to service the proposed building.
- **Sewage Disposal:** The existing structure will maintain its sewer connection to the sewer main in the road. The new building's service will connect to existing service on the subject property.
- **Storm Drains:** This proposal provides stormwater management for the additional impervious areas and is intended to maintain current drainage patterns & points of discharge.
- **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 proposed to be well outside of perimeter wetland areas. All stormwater structures will be fitted with inlet protection to prevent sediment transfer into the wetland areas
- Floodplain – there is no floodplain area on site.
- Vegetation – the applicant is proposing the majority of construction & improvements in an open area of the property which will displace a minimal amount of existing vegetation & landscaping. 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 be consistent with that of the uses within the Aquidneck Corporate Park. The site improvements are aimed at providing better design elements for the property.