



Development Impact Statement

IHOP Restaurant Addition
AP 108, Lot 34
159 West Main Road
Middletown, RI 02842

May 2023

Data Summary:

Lot size: 39,544 sf ~ 0.91 ac
Zone: OBA ~ Office Business Traffic Sensitive
Ex. Seats: 123
Pr. Seats: 193 (+60)
Ex. Parking: 68 regular + 4 Handicapped
Pr. Parking: 72 (no change required)

IHOP ~ Karen and Bill Cardinal (Applicants) propose to construct a new building addition in order to upgrade their kitchen facilities and increase the seating capacity of the restaurant. IHOP has been a staple in this location and a good neighbor for decades. The subject property is located at 159 West Main Road (WMR) in Middletown, just south and across the street from the Newport Creamery, another long-standing staple of the area.

In general, WMR is comprised of commercial uses along WMR and residential neighborhoods located behind. The IHOP location fits that description as well with Granada Terrace, a residential neighborhood located behind the property and a vacant commercial property (formerly a McDonalds restaurant) as it's southern abutter. Their northern abutter is Linden Park, a former elementary school property converted into a park in the recent past. Directly adjacent to the IHOP restaurant, in the park, is a paved access road where a traffic signal in WMR controls ingress and egress to the park and its parking lot.

Currently on-site ingress and egress to IHOP occurs directly from WMR accessing a paved parking lot accommodating 68 parking spaces. No changes are required to be made regarding the number of parking spaces or the parking lot's access as part of the expansion. An important element of this project is to cause minimal disruption to the restaurant and its surroundings during construction as they plan to stay open as much as possible during the work.



The facility is currently serviced by public water, sewer, electricity, and natural gas, all connected within WMR. Based upon the surrounding grading, stormwater makes its way across the site westward and into WRM and the state drainage system. There are no known issues with any of the public utilities servicing the site.

The site is within a developed suburban environment with no streams, marshes or wetlands located near the project site. Mature trees exist within Linden Park and along the shoulders of WMR as well as within the neighborhoods behind the site.

The only change proposed for the parking lot is to remove pavement where landscaped islands will be created, resulting in a net decrease in impervious surfaces. Landscape elements have been incorporated into the site plans attached. With minimal changes being proposed to the parking area, no new exterior lighting is necessary.

Overall, the proposed site changes to accommodate a new building addition will focus on the building addition itself and very little will need to change throughout the rest of the site. Minimal disruption is key to IHOP and the surrounding area during construction.