

DEVELOPMENT IMPACT STATEMENT

PROPOSED SITE REDEVELOPMENT Aquidneck Avenue (Map 114 Lot 507)

Prepared for: A-1 Roofing & Construction, LLC

Introduction

A-1 Roofing & Construction, LLC owns the property located Aquidneck Avenue and identified as Lot 507 on Plat 507. Subject property is a 2.87± acre parcel that serves an existing exterior storage facility for contractors. Approval is being sought to construct 2 buildings totaling 16,000+/- SF with mixed uses of both office space and special trade contractor space each with associated parking, landscaping, lighting, utilities & stormwater management.

SITE:

LBA – Traffic Sensitive Limited Business

Office use is allowed by right in the LBA district, Construction general contractors and/or special trade contractors use will require a special use permit in the LBA district. Additionally, the subject site is within the Zone 1 watershed protection district which also requires a special use permit with the Zoning Board of Review.

LBA District (Limited Business)	Required	Proposed
Minimum Lot Size	20,000 sf	50,618 sf
Frontage	300 ft	*250
Maximum Lot Coverage	35%	12.9%
Maximum Height	35 ft	34.5 ft
Front Yard Setback	10 ft	68 ft
Side Yard Setback	20 ft	21 ft
Rear Yard Setback	50 ft	129.3 ft

*The property is pre-existing non-conforming with frontage requirements in a traffic sensitive overlay district. Normal frontage requirement for a Limited Business (LB) district is 120-feet.

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POTENTIAL IMPACTS

Traffic and Parking Conditions

The proposed redevelopment is anticipated to have a minor impact to overall traffic. The anticipated traffic to be generated by the redevelopment is approximately 75 vehicle trips per day. This will not adversely impact overall traffic operations along Aquidneck Ave. The existing curb-cut is shared with parcel 106A and is proposed to be modified increasing the width to make access more independent to each site location. The curb cut modification will maintain vehicle site distance to that of existing conditions.

The parking for the proposed facility meets the zoning requirements and is sufficient to meet the needs of the businesses.

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

- Water Supply: The proposed office building & tradesman's building will require a water services from the public water line in in Aquidneck Avenue.
- Sewage Disposal: The proposed buildings will connect to the sewer system in Aquidneck Avenue, through an existing sewer service stub extended to the property boundary.
- Storm Drains: This proposal includes water quality treatment and storage practices for stormwater that discharge to the wetland area to the north & west of the property so that there will no negative impact on storm drainage system in Aquidneck Avenue.
- 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: a dedicated fire service line is proposed for the building closest to Aquidneck Avenue as it is designed to sprinklered. Two hydrants are located at the northeast & southeast corners of the subject property. Site provides adequate access for fire truck apparatus with connecting access to 990 Aquidneck Avenue between the two proposed buildings. If the rescue service is required, billing for the run is automatically sent to the owner's insurer, thus resulting in a payment for service.
- Emergency Services: N/A

- Schools: There are no impacts anticipated.

Physical and Ecological Characteristics of the Site

- Wetlands – there are wetlands to the north and west of the subject property. Proposed redevelopment is sited within the existing limits of disturbance and protective measures have been provided accordingly. The redevelopment has been reviewed and approved by RIDEM for wetland impacts and stormwater.
- Floodplain – there is no floodplain area within the developable/upland portion of the 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 provide better site design elements than what currently exist with improvements that substantially conform to the Town of Middletown's Commercial Design Standards and are consistent with the surrounding businesses.