



Town of South Kingstown Planning Board  
Pre-Application Concept Review  
Tower Hill Landings Annex, LLC  
543 Thames Street  
Newport, RI 02840

April 15, 2020

**Narrative report for the property at 2095 Kingstown Road, South Kingstown, RI**

**(The general description of the existing physical environment)** - The vacant lot is approximately 53,000 square feet and the site abuts Tower Hill Landings Apartments on the South and East and West and there is 259 feet of frontage on Route 108.

**(Proposed use)** Tower Hill Landings Annex LLC, an affiliate of Tower Hill Landings, LLC, proposes to build an eleven (11) unit multi-family residential development. The unit mix is proposed to have nine (9) four-bedroom and two 2-bedroom units and two (2) two bedroom and one bath units. One four-bedroom and one two-bedroom unit will be designated affordable and rented at 80% of AMI and one of the two bedrooms will be handicap adaptable.

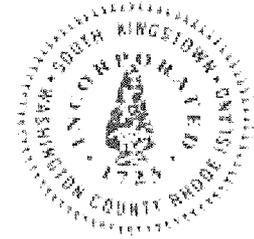
**(Statement with supporting maps that illustrates the approach utilized in designing the proposed development, considerations of existing conditions and significant features.)** The proposed eleven units will be housed in 2 buildings with footprints of 5,633 and 5,023 square feet. Building 1 will contain 4 four-bedroom and 2 two-bedroom units. Building 2 will contain five four-bedroom units. Both buildings will be set back twenty-five (25) feet from Route 108 and constructed within the required setbacks with a 10-foot separation between the two buildings. The building placement will allow for the installation of sidewalk to connect the property to the bus stop located at the entrance of Tower Hill Landings. The Lot coverage for the proposed buildings is 20.1% versus the 30% allowed. The development will provide 45 parking spaces versus the 22 required to accommodate the larger 4-bedroom units and is located to the rear of the buildings. The plan also includes the required 10% open space. The access to the proposed development will be through Tower Hill Landings Apartments and no access will be permitted on to Kingstown Road, Route 108. The elimination of an egress onto Route 108 will eliminate any traffic issues with the intersection of Rt 108 and the Tower Hill Landings entrance adjacent to Tower Hill Landings Annex site.

Landscaping buffers on the north and Route 108 street sides along with lighting improvements will enhance the overall appearance of the site while providing a safe and inviting environment for residents.

**(Population and school-aged children in proposed development)** The eleven (11) rental units are targeted accommodate the general population in the Town of South Kingstown. The number of school aged children will be dependent on ultimate population occupying the units; however, based on our population at the 132 units at Tower Hill Landings we expect very few children and a significant number of residents to be associated with the University of Rhode Island as graduate and undergraduate students as well as faculty.

**TOWN OF SOUTH KINGSTOWN  
PLANNING BOARD  
PROJECT REVIEW APPLICATION FORM**

*This Application Form is to be submitted with each stage of review.*



**APPLICANT INFORMATION**

Applicant Name: TOWER HILL LANDINGS ANNEX, LLC  
Name of Primary Contact (if applicant is an organization): CHRISTOPHER C BICHO  
Applicant Address: 543 THAMES STREET, NEWPORT, RI 02840  
Applicant Phone: 401-845-2200 Applicant Email: cbicho@landingsgroup.com

**OWNER INFORMATION**

Owner Name(s): DCH 1 REALTY HOLDING SOUTH, LLC  
Owner Contact Information: 880 VICTORY HIGHWAY, WEST GREENWICH, RI 02817

**PROJECT INFORMATION**

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: 32-4 / 32  
Physical Address or Location of Parcel(s): 2095 KINGSTOWN ROAD, SOUTH KINGSTOWN, RI 02879  
Zoning District(s) of Parcel(s): CN Total Size of Development Parcel: 1.23 ACRES  
Date of Initial Meeting with Planning Department Staff (before first stage of review): 11/04/2019

**TYPE OF PROJECT** (select all that apply)

- |  |   |
|--|---|
| <input type="checkbox"/> Development Plan Review                                 | <input type="checkbox"/> Minor Land Development Project             |
| <input type="checkbox"/> Administrative Subdivision                              | <input checked="" type="checkbox"/> Major Land Development Project  |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project   |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension    | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision                                       | <input type="checkbox"/> Residential Compound                       |
|  | <input type="checkbox"/> Comprehensive Permit                       |

**CURRENT STAGE OF REVIEW** (if applicable)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input type="checkbox"/> Conceptual Master Plan                    | <input type="checkbox"/> Change to an Approved Plan                   |
| <input type="checkbox"/> Preliminary Plan                          | <input type="checkbox"/> Reinstatement or Extension to Approved Plan  |
| <input type="checkbox"/> Final Plan                                | <input type="checkbox"/> Request to Combine Review Stages             |
| <input type="checkbox"/> Recording                                 | <input type="checkbox"/> Other  |

**WAIVERS AND MODIFICATIONS**

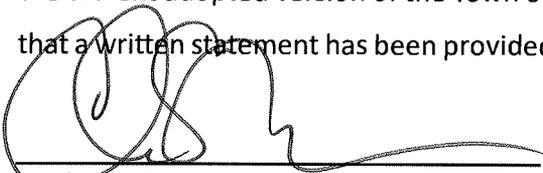
Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations?  yes\*  no

*\*If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

**CERTIFICATION OF COMPLETE APPLICATION**

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$ 100.00.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.

  
\_\_\_\_\_  
Applicant Signature

2/20/2020  
\_\_\_\_\_  
Date

CHRISTOPHER C BICHO  
\_\_\_\_\_  
Printed Name

**OWNER AUTHORIZATION FORM**

Submittal Date: February 22, 2020

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, DCH I Realty Holding South, LLC hereby certify that I am an/the owner of property designated as Plat 32-4, Lot 32, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by Tower Hill Landings Annex, LLC (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

WITNESS its name this 10 day of Feb, 2020.

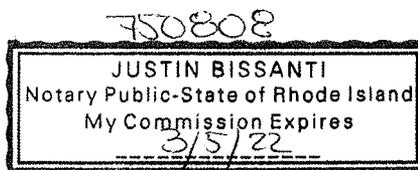
BY: [Signature]  
Signature of Owner

STATE OF RHODE ISLAND

County of Kent

In West Greenwich on the 10<sup>th</sup> day of Feb., before me personally appeared Dan Hebert (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as \_\_\_\_\_ (individual, corporation, trustee, partnership, non-profit, etc.).

[Signature]  
Notary Public  
My Commission Expires: 3/5/22



# PROJECT TEAM FORM

Submittal Date: 2/21/2020

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

**ATTORNEY** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: KENYON LAW ASSOCIATES, LLP

Name of Primary Contact (if attorney is an organization): JOHN KENYON

Address: 133 OLD TOWER HILL RD, WAKEFIELD, RI 02879

Phone: 401-789-0217 Email: jfk@kenyonlawyers.com

**ENGINEER** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: CROSSMAN ENGINEERING

Name of Primary Contact (if engineer is an organization): STEVE CABRAL

Address: 151 CENTERVILLE RD, WARWICK, RI 02886

Phone: 401-738-5660 Email: steven.cabral@crossmaneng.com

**SURVEYOR** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: CROSSMAN ENGINEERING

Name of Primary Contact (if surveyor is an organization): STEVE CABRAL

Address: 151 CENTERVILLE RD, WARWICK, RI 02886

Phone: 401-738-5660 Email: steven.cabral@crossmaneng.com

**LANDSCAPE ARCHITECT** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: CROSSMAN ENGINEERING

Name of Primary Contact (if landscape architect is an organization): STEVE CABRAL

Address: 151 CENTERVILLE RD, WARWICK, RI 02886

Phone: 401-738-5660 Email: steven.cabral@crossmaneng.com

**ARCHITECT** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: CORDTSEN DESIGN

Name of Primary Contact (if architect is an organization): JAY GROVER

Address: 42 WEST MAIN RD, MIDDLETOWN, RI 02842

Phone: 401-619-4689 Email: jgrover@cordtsendesign.com

**OTHER** *This entity should be copied on all project correspondence*  **YES**  **NO**

Name: \_\_\_\_\_

Role on Project: \_\_\_\_\_

Name of Primary Contact (if entity is an organization): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_