

MOTION 1A: "The South Kingstown Planning Board hereby recommends approval by the South Kingstown Town Council of the Zoning Text Amendment application of South County Hospital, Inc. seeking amendments to Section 603 (Government and Institutional [GI] Zone) of the South Kingstown Zoning Ordinance as detailed in Exhibit 1A, attached hereto. The proposed amendments are intended to modify and modernize the regulatory requirements associated with submittal of Institutional Master Plans by healthcare institutions located within Government and Institutional (GI) Zoning Districts.

The Board recommendations in this regard are based upon the following Findings of Fact Relating to Consistency with the South Kingstown Comprehensive Community Plan and the Purposes of Zoning, as described in RIGL Title 45, Chapter 24, Section 30, the 'Rhode Island Zoning Enabling Act of 1991 ,' as noted below:

Findings of Fact, Consistency with the Comprehensive Plan

1. The amended language contained in Section 603 and the elimination of conditions associated with the previously approved Zoning Map Amendments are consistent with the following goals and policies established within the South Kingstown Comprehensive Community Plan:
 - a. Land Use Action Plan, Land Use Goal 1: 'Land use policies will be consistent with "Land Use 2025: Rhode Island's Land Use Policies and Plan", and to maintain continuity with the 1992 South Kingstown Comprehensive Plan and previous Plan updates.'
 - i. Action 1-5: 'Review and revise the South Kingstown Zoning Ordinance, Subdivision and Land Development Regulations, and the Residential Design Manual Standards to improve implementation and to avoid ambiguity.'
 - b. Land Use Action Plan, Land Use Goal 2: 'A sustainable rate of development will be maintained, which is consistent with the ability of the Town to provide essential services, to achieve a stable tax rate, to protect environmental, historic, and cultural resources, and to provide a healthy environment.'
 - i. Action 2-1: 'Develop mechanisms to measure and account for the cumulative impacts of development and address these impacts within the development review process. The Town shall formalize these metrics within regulations that will specify new requirements for applicants and provide clear criteria for decision-making authorities.'
 - ii. Action 2-3: 'Amend regulations to incorporate design standards for infrastructure improvements containing pedestrian and bicycle circulation for on-site facilities and connection to adjoining multi-modal networks, neighborhoods, and villages.'
 - c. Land Use Action Plan, Land Use Goal 3: 'High standards of development will be required to preserve and enhance the quality of life, to encourage a sense of community, to support a healthy, walkable environment and to protect the natural resources of the Town.'
 - i. Action 3-4: 'Adopt regulations that will require landowners, builders, and developers to minimize adverse impacts on the local community. These regulations shall specify requirements for applicants to explain and address local community impacts within their proposals and plans and provide review authorities with clear decision-making criteria.'
 - ii. Action 3-5: 'Adopt regulations that will require applicants to account for, consider, and address impacts on pedestrians and bicyclists.'

- d. Economic Development Action Plan, Economic Development Goal 1: 'The local economy will provide opportunities for a diverse collection of business and industry.'
 - i. Economic Development Action Plan, Action 1-4, 'Improve communication with and provide supportive services to the local business community and institutions such as the Southern Rhode Island Chamber of Commerce, URI, South County Hospital, and others.'

Findings of Fact, Consistency with the Purposes of Zoning

The proposed amendments are consistent with the following general purposes of zoning, as described in RIGL Title 45, Chapter 24, Section 30, specifically:

1. Promoting the public health, safety, and general welfare;
2. Providing for a range of uses and intensities of use appropriate to the character of the Town and reflecting current and expected future needs;
3. Providing for orderly growth and development that recognizes:
 - i. The goals and patterns of land use contained in the comprehensive plan of the Town;
 - v. The availability and capacity of existing and planned public and/or private services and facilities;
 - vi. The need to shape and balance urban and rural development; and
 - vii. The use of innovative development regulations and techniques.
11. Promoting a high level of quality in design in the development of private and public facilities.
14. Providing for efficient review of development proposals, to clarify and expedite the zoning approval process.
15. Providing for procedures for the administration of the zoning ordinance, including, but not limited to, variances, special-use permits, and, where adopted, procedures for modifications.