



Town of South Kingstown, R.I.

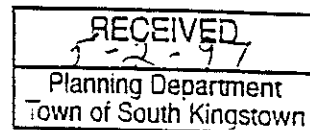
TOWN CLERK'S OFFICE

CLERK OF THE TOWN COUNCIL AND PROBATE COURT

Town Hall, 180 High Street

Wakefield, Rhode Island 02879

Dale S. Holberton
Town Clerk & Probate Clerk
401-789-9331



At a REGULAR SESSION of the Town Council of the Town of South Kingstown, County of Washington, in the State of Rhode Island held at the Town Hall, in and for said Town on the 23rd day of April, 1997 at 7:30 PM.

PRESENT: Josiah M. Briggs
Gary L. Chapman
Anna F. Prager

VOTED: to adopt amendments to Article 11 of the Zoning Ordinance of the Town of South Kingstown entitled: "Public Zoning Districts," which limits the use of land in Public (P) zoning districts to public activities only by permitting health care institutions and provides for review and approval of long range master plans for physical development of such institutions within a Public zone; and that a petition for Zoning Map amendments be granted which changes the current zoning of portions of land owned by South County Hospital, Inc., further described as a portion of Lot 122 on Assessor's Map 64-1, approximately 12.8 acres, from a Residential R10 zone to a Public (P) zone. This changes the Hospital's current status as a non-conforming use to a permitted use; application for South County Hospital, Inc., 100 Kenyon Avenue, Wakefield, RI 02879 is by Philip E. Tracy, Vice-President. Said amendments are in accordance with a letter from the Planning Board dated April 16, 1997 and include the "Findings of Fact," "Consistency with the Comprehensive Plan" and "Consistency with Zoning" as follows:

FINDINGS OF FACT

1. This application requests that the 12.8 acres portion of A.P. 64-1, Lot 122 currently zoned R-10 be rezoned to Public.;
2. The present facilities of South County Hospital are currently a pre-existing, non-conforming use located in an R-10 zone. Lot 122, however is split within two zoning districts, R-10 and Public. It is the Hospital's request that all of Lot 122 be zoned to a Public zoning district;
3. The proposed amendments to Article 11 will make South County Hospital a permitted use within a Public zoning district, and will provide a more comprehensive review and approval process for future development of the Hospital campus; and,

4. South County Hospital's Mission Statement is "the purpose of this non-profit corporation shall be to operate and maintain a community general hospital and allied facilities and to take such measures as shall be necessary to improve and maintain the health and well being of the residents of and visitors to Southern Rhode Island". The Board finds that the Hospital is a community asset which should be permitted to grow in a manner which will minimize impacts on adjacent residential property.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Planning Board finds that the petition is consistent with the Comprehensive Plan. The Comprehensive Plan designation for this property is Government and Institutional, as indicated on Map 2.4 of the Land Use Element. The Government and Institutional zone designation includes major land holdings of local, State and Federal governments or their agencies, and major semi-public institutions. It also includes land of South County Hospital. The purpose of this district is to recognize the extent of public and semi-public land holdings and to provide guidance to utilization of these lands should they be sold or otherwise transferred to private ownership. In addition, it states that any significant use of land in the areas shown within this classification for proprietary purposes shall require rezoning to an appropriate zoning district and shall be subject to zoning review by the Town.

CONSISTENCY WITH ZONING

The Planning Board finds that the proposed Zoning Map amendment recognizes and takes into account the following applicable purposes of zoning as stated in the Rhode Island Zoning Enabling Act of 1991:

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 city or town and reflecting current and expected future needs;
3. Providing for orderly growth and development which recognizes:
 - (a) The goals and patterns of land uses contained in the comprehensive plan of the city or town adopted pursuant to Title 45, Chapter 22.2 of the RIGL;
 - (b) The availability and capacity of existing and planned public services and facilities;
4. Promoting a high level of quality in design in the development of private and public facilities:
and.
5. Promoting implementation of the South Kingstown Comprehensive Plan adopted pursuant to Title 45, Chapter 22.2 of the RIGL;

and subject to the following conditions:

APRIL 23, 1997

Conditions of Zone Change Approval

Alternative Access/Egress Analysis

The South County Hospital shall evaluate the development of an alternative Access/Egress to the Hospital Campus. Said evaluation shall include review of several access alternatives involving property currently owned by the State of Rhode Island and used for the South Bound On-Ramp to Route 1 from Salt Pond Road and property owned by the Town of South Kingstown located between the Route 1 Right of Way and the land of South County Hospital. Access/egress alternatives shall include but not limited to variations of the following design factors:

Closure of the Route 1 On-Ramp.

- Development of a municipal frontage road (one or two way traffic movement) to provide Hospital access to Salt Pond Road.
- Development of a Route 1 South Egress from South County Hospital Property

Maintain the Route 1 On-Ramp.

- Development of a frontage road, along the existing On-Ramp, to the South County Hospital property.
- Development of a Route 1 South Egress, from the South County Hospital Property via the Town owned property or off the existing On-Ramp.

The South County Hospital also agrees to prepare, at its sole expense, the necessary Traffic Studies and Road Design Engineering Plans for conceptual approval discussions with officials of the RIDOT in order to develop solution(s) which are mutually agreeable to the Hospital and the Town. If determined to be feasible by RIDOT, such options shall be submitted to the Planning Board for review and comment within one (1) year of Master Plan approval. If approved by the Planning Board as an amendment to the original 5-year Master Plan, such plans shall then be submitted to applicable State and/or Federal agencies for construction permits. All new access construction shall be completed within the original 5-year Master Plan approval period.

Should no viable solution for alternative access be approved by State and/or Federal agencies, no further construction, other than those listed in the approved Master Plan, that will add traffic to Kenyon Avenue or contiguous streets, will be permitted by the Town in subsequent renewals or amendments to the Master Plan.

Article 11 and the map are as attached hereto as Exhibit 1.

A TRUE COPY

ATTEST:



Dale S. Holberton
Town Clerk

SOUTH KINGSTOWN ZONING ORDINANCE

ARTICLE 11

PUBLIC ZONING DISTRICTS

AMEND:

Section 1100 - Creation of Public Zoning Districts

There shall be a Public Zoning District (P) which shall be shown on the Official Zoning Map. The Public District is established as a district in which the land is owned by Federal, State or Municipal governments, or agencies thereof and health care institutions. The only uses permitted in a Public Zoning District are the use of land or structures or both by the United States government, the State of Rhode Island or Town of South Kingstown or any agency thereof in the exercise of a governmental function. or a health care institution provided that such health care institution and its accessory uses shall first be approved by the Planning Board as a Major Land Development Project subject to the requirements of Section 1102.

Section 1101 - Change of Use

Should the title or any interest in any land located in a Public District be transferred to a person other than a Federal, State or Municipal government or agency thereof, no use other than that permitted by this Article shall be permitted until such land is rezoned by the Town Council in accordance with the Comprehensive Community Plan to an appropriate Zoning District compatible with surrounding uses, and according to the procedure for amendment specified in Article 18. This section shall not apply to health care institutions specified under Section 1102 below.

ADD:

Section 1102 - Health Care Institutions

A. Permitted Uses -

1. Non-Profit Hospital (as licensed by the State of Rhode Island General Laws Sec. 23-15-2), including,
2. Uses accessory thereto such as medical clinic, medical laboratory, medical supply house, ambulance service, emergency treatment center, medical

EXHIBIT 1

waste and other waste storage (in compliance with applicable laws), hospital staff offices, doctors and nurses quarters, hospital administrative offices, restaurant or cafeteria for the hospital's use, limited support retail normally associated with a hospital (gift shop, including books and periodicals, greeting cards, stationery, florist), day care center, apothecary (drug store), optical shops, and

3. Private office or clinic located on land owned by a licensed hospital for health care providers who are affiliated with such hospital, such as physicians, dentists, physical therapists, rehabilitation medicine specialists, mental health providers, other medical specialists and the like, and
4. Parking, loading and emergency vehicle access for the exclusive use of the hospital and warehousing of medical supplies and equipment, and
5. Helistop (not including service and maintenance) for the rapid evacuation of the acutely ill or injured patients and for the reception of ill or injured patients from both local and offshore locations.

B. Dimensional Regulations and Design Criteria

1. **Minimum Lot Area** - 400,000 square feet.
2. **Maximum Height** - Variable heights based on the distance from any lot line, as follows:

Distance from any Lot Line	Maximum Height
Less than 50 ft.	0 ft.
50 to 100 ft.	30 ft.
100 to 200 ft.	40 ft.
Greater than 200 ft.	50 ft.

3. **Minimum Yard Dimensions (Setbacks)** -

Front Yard - fifty (50) feet.

Side Yard - fifty (50) feet, plus twenty (20) feet if abutting any residential zoning district.

Rear Yard - fifty (50) feet, plus twenty (20) feet if abutting any residential district.

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4. **Floor Area Ratio** - Ratio of the Gross Leasable Floor Area (GFA, as defined in Section 17051 of the Zoning Ordinance) of a building(s) to the area of the lot, excluding land unsuitable for development - .35
5. **Building Coverage** - Percent of the Lot covered by a building(s) 25%.
6. **Parking Lot Landscaping** - The provisions of Section 313 of the Zoning Ordinance shall apply to all parking lots.
7. **Parking** - The minimum number of parking spaces shall be required as set forth below:
 - a. **Hospital and Accessory Use (except day care):**
 - .33 spaces per patient bed, plus
 - 1 space per each staff or visiting doctor (calculated according to the largest number in attendance at any hour during an average day), plus
 - 1 space per employee (full time equivalent), including nurses and volunteers (calculated according to the largest number in attendance for any work shift during an average day), plus
 - 1 space per 250 square feet GFA for outpatient medical care facilities. plus
 - 1 space for each hospital-owned vehicle.
 - b. **Private Office or Clinic:**
 - 1 space per 250 square feet GFA for private office space.
 - c. **Day care:**
 - 2 for each classroom in a day care facility but not less than six (6) for the building.

Note: Space used for a helistop shall not be counted towards the minimum required parking.
8. **Loading** - 1 loading dock(s) per 100,000 GFA.

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9. **Lighting** - See Section 1540 H (Exterior Lighting) of the Zoning Ordinance.
10. **Signs** - Signs for Health Care Institutions in Public Zoning Districts shall be governed by the following:
 - a. There shall be no more than four (4) freestanding signs located along adjacent streets to identify health care institutions, major buildings, entrances/exits, uses or activities. The top of such sign shall not be more than eight (8) feet above the ground, and shall not exceed an area of thirty-six (36) sq. ft. per side.
 - b. There may be one wall-mounted or freestanding sign for each principal building or, if part of a larger complex of buildings, one wall-mounted or freestanding sign for each major wing or section of the complex. For institutions having less than 200,000 sq. ft. of GFA, there shall be a maximum of eight (8) such wall-mounted or freestanding signs. For institutions having 200,000 sq. ft. or greater GFA, there shall be one additional wall-mounted sign or freestanding sign permitted for each 50,000 sq. ft. GFA above 200,000 sq. ft. The maximum size of each wall-mounted sign or freestanding sign shall be thirty-six (36) sq. ft.

In addition to the above wall-mounted signs or freestanding signs, there may be one (1) wall-mounted sign identifying each building entrance primarily providing access for emergency treatment or ambulance service, not to exceed one hundred ten (110) sq. ft. in area.
 - c. Signs may be either wall-mounted or freestanding.
 - d. Signs may be illuminated or indirectly illuminated.
 - e. The provisions of Section 811- Signs Prohibited in All Zoning Districts shall apply.
 - f. The provisions of Section 880 - Off-Site Directional Signs shall apply.
 - g. The provisions of Section 810.E regarding on-site instructional or directional signs shall apply, provided that there shall be no maximum number of signs for each applicable activity and that wall-mounted signs shall not exceed six (6) sq. ft. and freestanding signs shall not exceed twelve (12) sq. ft. per side.

EXHIBIT 1

- C. **Master Plan Requirement:** All health care institutions shall file a Master Plan with the Planning Board, which shall be in compliance with the use and dimensional requirements of this Ordinance and the Town's Comprehensive Plan and which shall be approved by the Planning Board as a Major Land Development Project.
1. **Purpose:** A Master Plan is required to promote the orderly growth and development of institutions while preserving neighborhood character. The Master Plan shall be a statement, in text, maps, illustrations, or other media of communication that is designed to provide a basis for rational decision making regarding the long term physical development of the institution. The plan shall include an implementation element which defines and schedules for a period of five (5) years or more, the specific public actions to be undertaken in order to achieve the goals and objectives of the plan.
 2. **Filing Requirements:** Health Care Institutions shall file with the Planning Board a Master Plan within six (6) months following the adoption of this ordinance. Said institution shall review its Master Plan five (5) years following the first approval, and every five (5) years thereafter (regardless of any intervening changes) to determine if any changes are being considered or proposed. If changes are not proposed, the institution shall notify the Planning Board in writing that the current Master Plan is valid for another five (5) years. The Master Plan may be amended by the institution not more than two (2) times within any five (5) year term and such amendment shall be submitted not less than six months prior to any planned construction of a new building, any addition to an existing building which will increase the size of such existing building by 500 square feet GFA, or the demolition of any existing building.
 3. **Review and Approval:** A Master Plan shall be subject to the procedure for review and approval set forth in the Subdivision and Land Development Regulations of the Town of South Kingstown, Article V, C. 4. Major Land Development.
- D. **Master Plan Contents:** The Master Plan shall, at a minimum, contain the following:
1. Mission statement of the hospital, including its relationship with the neighborhood and community in which it is physically situated.
 2. A list of all existing buildings owned or leased by the hospital, with the following information, provided in tabular form, using the following as column headings:

EXHIBIT 1

Building, by name or address

Exterior size or footprint

Height in stories and feet

Physical Condition

Primary Use

Percent used for patient care

Percent used for administrative offices

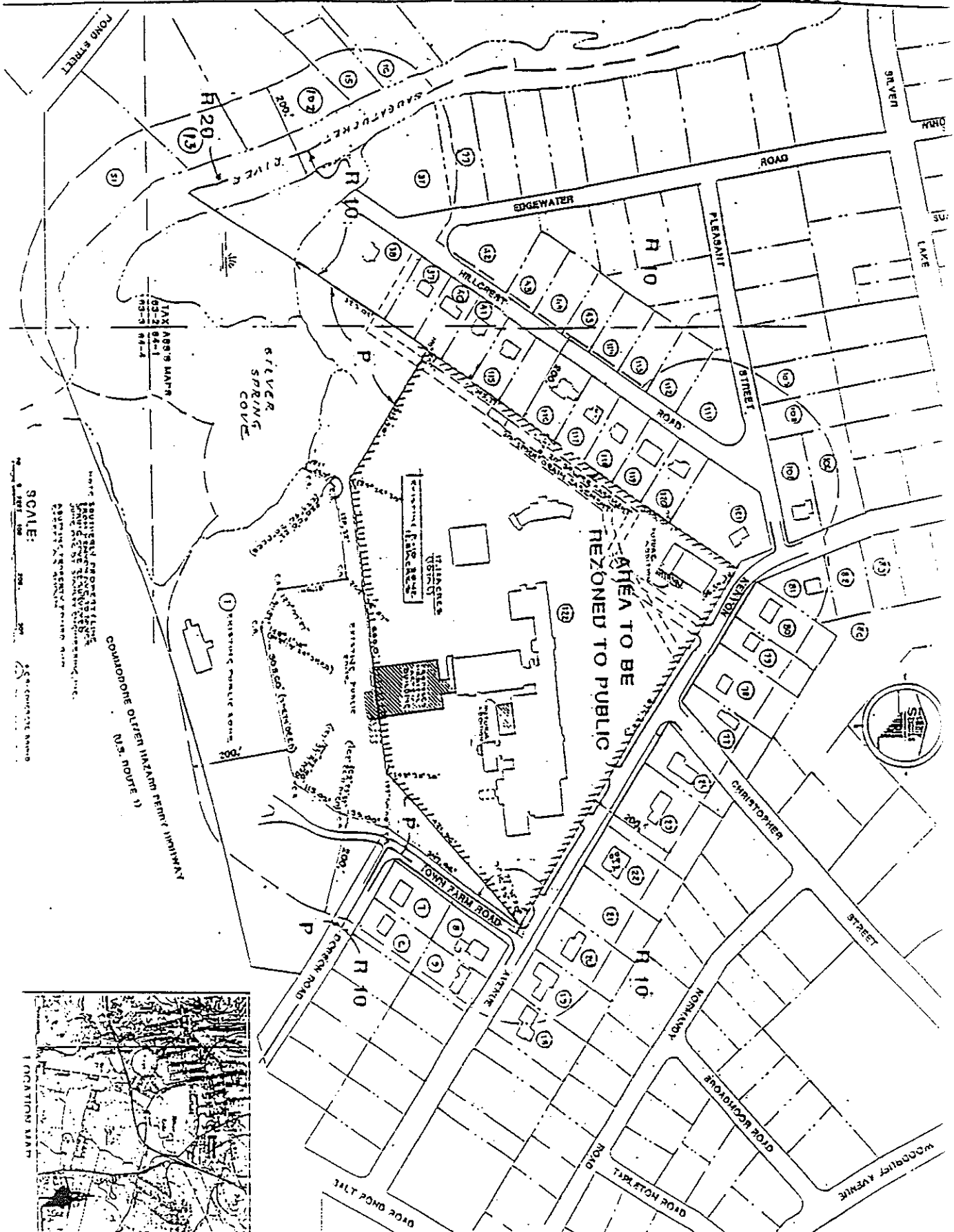
Accessory Use or Ancillary Use

3. Statement of ten year goals and five year objectives and means and approaches through which such goals and objectives may be reached.
4. Circulation plan indicating existing and proposed vehicular access, pedestrian sidewalks and general circulation layout of the campus. The Circulation Plan shall be prepared by a registered Traffic Engineer selected by mutual agreement of the Town and applicant, and paid for by the applicant. The Circulation Plan shall address on- and off-site impacts on adjacent streets and is required to examine alternative access scenarios. In addition, the plan shall address the adequacy of on-site traffic circulation, parking and loading, sidewalk/pedestrian circulation, delivery, and emergency access and related circulation issues.
5. Proposed changes in land holdings of the institution including property to be sold, proposed street(s) to be abandoned, and new streets and driveways to be established including private rights-of-ways.
6. Proposed changes in land use within the hospital's campus and grounds.
7. Proposed capital improvements including new structures, additions to existing structures, parking garages, parking lots, driveways, access roads, and landscaped areas or buffers. Major repairs that affect the building and/or campus grounds shall be included. The plan shall, at a minimum, identify the location of such improvements (on a map of the campus), the footprint and exterior dimensions of any new structure, height in stories and

EXHIBIT 1

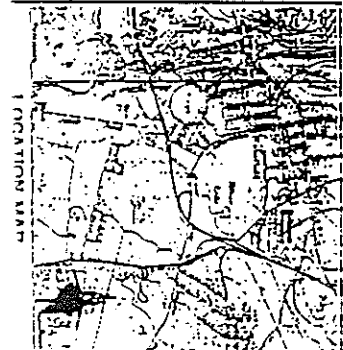
feet, proposed uses, including primary and accessory uses, parking and loading to support such uses, and landscaped buffers.

8. For any new building or addition to an existing building that has building plans, including scaled plans and elevations, such plans and drawings shall be included in the Master Plan. For building plans, including additions to existing buildings, that are in the conceptual planning stages and architectural drawings are not available at the time of submission of the Master Plan, the Planning Board shall require, as a condition for approval of the Master Plan, that when such architectural drawings are prepared, they shall be submitted for Development Plan Review, in accordance with Section 333 of the Zoning Ordinance.
9. Proposed demolition of any building, structure, parking garage, parking lot, or any other campus facility.
10. A parking plan that shows the location of all parking on and off the campus. The plan shall identify: the number of parking spaces that exist and the number that are required; the location of new spaces required as a result of any proposed development; and, other information deemed appropriate.
11. The Master Plan shall contain text and maps to facilitate the review process.
12. A copy of the Certificate of Need, required as a precondition to licensure of any new or additional premises on the hospital campus, in accordance with Rhode Island General Laws Section 23-15, as amended, and the rules and regulations promulgated by the Director of Health for the State of Rhode Island, shall be attached to the Master Plan.
13. Conditional agreement for payment in lieu of taxes (PILOT) with regard to for-profit enterprises of the health care institution, if applicable.
14. Application filing fee, to be established by the Town Council from time to time.



TAX ASSESSOR'S MAPS
 03-2 84-1
 03-3 84-4

SCALE: 1" = 50' (SEE LEGEND)
 1" = 100' (SEE LEGEND)
 1" = 200' (SEE LEGEND)



SCUTH COUNTY HOSPITAL, INC.
 1 KENYON AVENUE WAKEFIELD RHODE ISLAND 02879

TAX ASSESSOR PLAT 14-1 LOT 122
 SOUTH KINGSTOWN RHODE ISLAND

MASTER PLAN PLOT PLANS

SCALE AS SHOWN

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