



Town of Middletown Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

To: Paul A. Croce, Chairman
Planning Board members

From: Rita Lavoie, Principal Planner

Date: September 1, 2021

Re: **Public Hearing** – Application of MDR Realty II, LLC & MDR Enterprises, LLC for Development Plan Review, including request for waivers from certain design standards of the Middletown Rules and Regulations Regarding the Subdivision and Development of Land Section 521, for construction of an addition to an existing commercial building to be used as an auto dealership and expansion to the existing parking lot. Property located at 1235 West Main Rd. Assessor's Plat 106, Lot 87 & Plat 112, Lot 14

The applicant is requesting development plan review to expand the existing commercial building (currently under construction) with a 2,302 square foot automobile reconditioning area; create a new parking area; and modify some lights, crosswalks, and landscaping. The planning board is scheduled to conduct a site visit on September 7, 2021.

A new parking area of consisting of 54 spaces is proposed on the rear lot (Plat 112 lot 14) in addition to the 121 existing spaces on that lot. Changes to the configuration of customer parking, service parking, and vehicle display parking spaces is proposed for the front lot (Plat 106 Lot 87). Modifications to the front lot result in the reduction of parking on that lot from 228 to 164 spaces.

The site plans show the relocation of some parking lot lights and the addition of a crosswalk to connect the new parking area to the building. A landscape stormwater practice is proposed between the existing parking area and the new parking area.

The property is zoned General Business and a portion of the proposed new parking lot is located within the FEMA 0.2 percent annual chance flood area. The Watershed Protection District Zone 1 is present on Plat 112 Lot 14, but the proposed new parking area is outside of the district.

In January and June 2020 planning board approved the development of the commercial building and landscaping on the front lot (Plat 106 lot 87). At that time no development was planned for the rear lot. The previous approvals included granting of waivers for the use of synthetic exterior siding materials, a flat roof, landscape screening and buffering not met, visible commercial garage doors, parking lot and street tree requirements not met.

The Technical Review Committee reviewed the application on September 1, 2021 and voted to forward a positive recommendation to the planning board subject to the following conditions:

1. Prior to permitting, the stormwater management system design must be reviewed and approved by the Town Engineer
2. Prior to permitting, the sewer connection must be submitted to the City of Newport Utilities Division. A letter must be provided to the Planning Department indicating review and approval under the industrial pre-treatment program.
3. Prior to permitting, a revised stormwater management agreement must be reviewed and approved by the Town Solicitor.

The applicant is requesting the following waivers from the Rules and Regulations Regarding the Subdivision and Development of Land Section 521:

1. 521.1B.2 - For projects with more than 50 parking spaces: Parking broken up into lots of less than 50 spaces. Parking lots are directly connected to each other. Adjacent parking lots separated by a minimum 10' landscaped strip (may be used as walkway). **Proposed new parking lot contains more than 50 spaces.**
2. 521.1.E.3 - Exterior litter receptacles shall be provided on all commercial, multi-family residential, and mixed-use properties. Receptacles shall be appropriately sized and located. The locations and design of receptacles must be identified on site plans. Receptacles shall have decorative designs compatible with the overall design theme for the development. Trash management control plan to prevent litter from entering abutting properties and streets. **No litter receptacles or trash management control plan are provided.**
3. 521.1.E.4 - Bicycle racks shall be provided, minimum 1 bicycle space per 5 automobile parking spaces or fraction thereof. **Bicycle racks not provided.**
4. 521.2.C- Building exteriors and roofs constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone (synthetic materials require Planning Board approval). **Synthetic EIFS siding is proposed on proposed addition.**
5. 521.2.D - Roof is a traditional form such as hip, gambrel, or gable OR a flat roof incorporating decorative details and/or designed to incorporate a sloped design for the portion of the roof visible from the public way, which is designed so that any mechanical equipment installed on the roof is not visible from the public way and abutting properties. Gradient from level of any sloped roof at least 4:12. **Proposed addition has a flat roof.**
6. 521.3.D.3 - A landscaped buffer at least 10' wide, which is defined by curbing and may include sidewalks but must include a minimum 5' planting strip, is provided between buildings and parking lots/driveways. **Landscaping between proposed addition and driveway not provided.**
7. 521.3.F.2 – Parking Lot Trees: Minimum of one tree provided for every 5 parking spaces. Trees at least 4' caliber dbh and 7' tall at time of planting. Surrounded by at least 25 ft2 of permeable unpaved area. **Parking lot trees for proposed new lot not provided**

Please contact me with any questions regarding this matter.

Cc: Applicant