

INTRODUCTORY STATEMENT

Rhode Island Care Concepts, Inc. (“Applicant”), has retained my professional land use planning and zoning consulting services (“Consultant”), in order to evaluate the proposed redevelopment of property located at 711 Kingstown Road for purposes of introducing a compassion center. The referenced redevelopment is permitted by Special Use Permit (“SUP”), otherwise defined as a ‘conditionally permissible’ land use pursuant to both regulation and case law. Otherwise, the proposed redevelopment will realize full dimensional compliance. Given the very limited appropriately zoned commercial designations, namely the Commercial Highway and West Kingstown Industrial One Districts, and overwhelming quantity of land resources zoned for residential purposes, locating a property that is both properly zoned and situated the requisite setback distance should be well supported. Finally, the redevelopment necessitates Development Plan Review (“DPR”). In pursuit of the SUP, the Applicant has already presented before the Planning Board, garnering both conditional DPR approval and a positive recommendation to be forwarded onto the Zoning Board of Review (“ZBR”). The proposed compassion center is not only an appropriate usage of the subject property, but will also generate a much-needed, new tax generating stream. The referenced redevelopment is to foster economic development and further the goals and objectives of the Town’s Comprehensive Plan, as will be evidenced throughout this report.

In light of the stated proposal, this Consultant has thoroughly reviewed the submitted redevelopment proposal and associated DPR site plan package, as well as the following regulatory documents: Town of South Kingstown, RI, Comprehensive Community Plan – 2014 Update (“Comprehensive Plan”); Town of South Kingstown, Comprehensive Community Plan – Draft 2019 (“Draft Comprehensive Plan”); Zoning Ordinance (hereinafter “Ordinance”); pertinent state statutes; as well as conducting several inspections of the subject property and surrounding neighborhood to determine neighborhood character and redevelopment consistency. The purpose for the subject analysis is two-fold; document the appropriateness of the proposed business redevelopment in light of the requisite SUP standards of approval, as well as render a professional opinion in regard to the consistency of the overall proposal with the Comprehensive Plan and related documents.

The proposed redevelopment will be in accordance with the Comprehensive Plan, because it will replace a dated commercial asset that now fails to contribute to the ‘Village’ setting envisioned by the Plan, as evidenced by the following.

Land Use Achievements - *“Major land use accomplishments include the following:”*

- o *"Preparation of "South Kingstown Village Study: Villages of Wakefield and Peace Dale" and initiation of implementation of this report." [Page LU-4]*

Villages as a Model for Growth [Page LU-6]

- o *"Account for the unique identities and attributes of each village. No two villages are alike, thus each village should have different planning objectives."*
- o *"Use the focus on village viability to guide infrastructure expansions and investments."*

Building on the Village-Scale Business Model [Page ED-3]

- o *"Focus infrastructure expansions and investments within villages to maintain them as cohesive and coordinated areas for business activity."*
- o *"Provide guidance to developers by promoting good examples of new development within the village areas to build support for infill growth at appropriate scales and with quality design."*

EXISTING PROPERTY and NEIGHBORHOOD CONDITIONS

The subject property, addressed 711 Kingstown Road (Route 108), further identified as Assessor's Plat 57-2, Lot 76, and containing upwards of approximately 98,682 square feet in overall land area ("Property"), has long been improved with an agricultural nursery operation, historically known as 'Clark Farms'. The Property is both sizable and uniquely configured, having upwards of 14 distinct property boundaries. The Property is literally located towards the rear of several commercial entities, and uniquely accessed. Dedicated one-way ingress will be furnished via a 12-foot wide driveway directly off of Kingstown Road, and egress out towards an existing 40-foot private right-of-way situated along the southerly most point of the Property. Such travel patterns realizes greater vehicular safety, by maintaining internal order. Furthermore, the width associated with the dedicated ingress is simply too narrow to accommodate two-way travel.

The Property is presently already well disturbed, with almost one-half cleared of any natural vegetation. Building coverage is in excess of five-percent, and dedicated other non-vegetated areas, to include bituminous, concrete and gravel surfaces, account for an additional 41%. Kingstown Road (Route 108) is classified a 'Principal Arterial' and the proximate Tower Hill Road (US Route 1) is classified a 'Freeway', pursuant to the 'State of Rhode Island - Existing Highway Functional Classification Map (Updated on March 11, 2019). The referenced roadway classification(s) are defined pursuant to the Rhode Island Department of Transportation as follows:

Other Freeways and Expressways - "Roadways in this functional classification category look very similar to Interstates. While there can be regional differences in the use of the terms 'freeway' and 'expressway,' for the purpose of functional classification the roads in this classification have directional travel lanes usually separated by some type of physical barrier, and their access and egress points are limited to on- and off-ramp locations or a very limited number of at-grade intersections. Like Interstates, these roadways are designed and constructed to maximize their mobility function, and abutting land uses are not directly served by them."

Principal Arterials - "These roadways serve major centers of metropolitan areas, provide a high degree of mobility and can also provide mobility through rural areas. Unlike their access-controlled counterparts, abutting land uses can be served directly. Forms of access for Other Principal Arterial roadways include driveways to specific parcels and at-grade intersections with other roadways..."

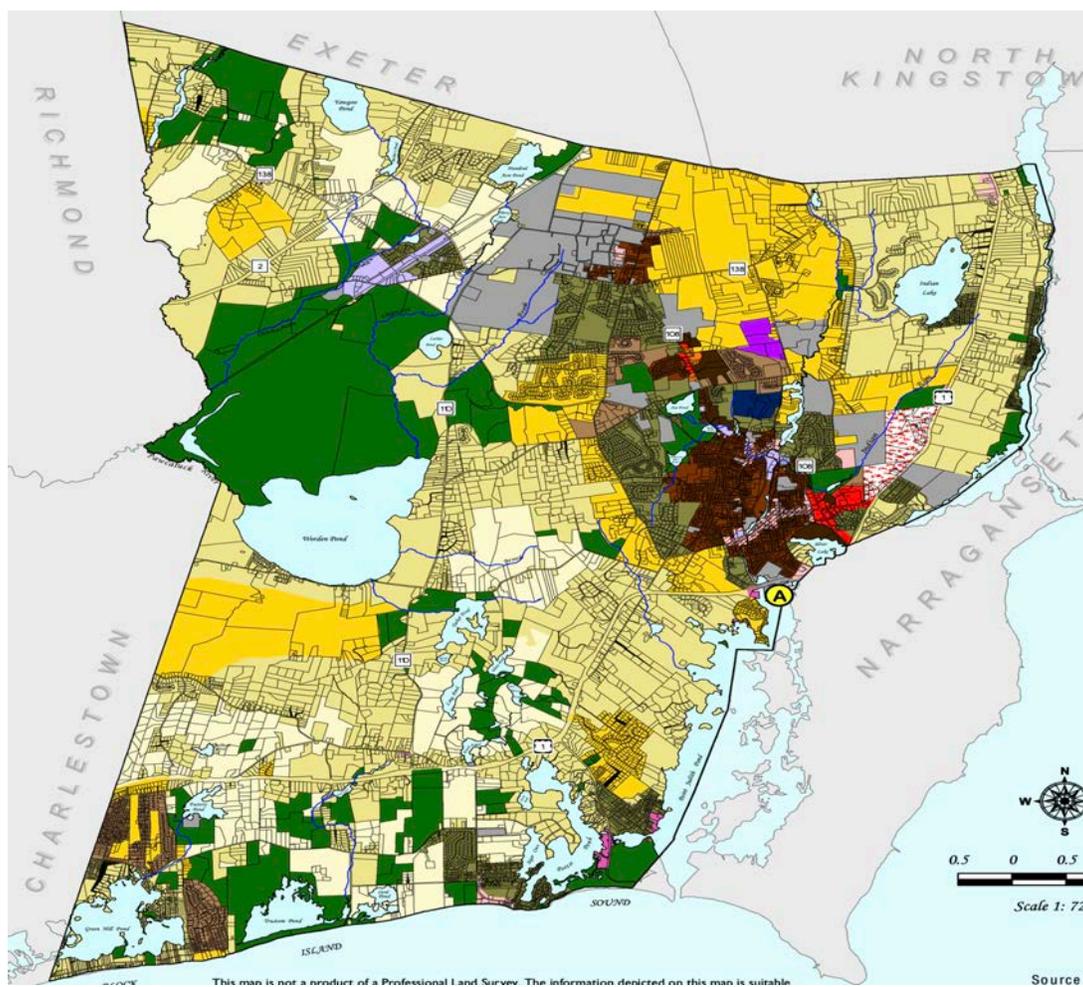
The referenced Property conditions are well reflected by the below illustration, excerpted from the Town's GIS.



The Property is presently zoned Commercial Highway District ("CH District"), defined pursuant to Section 101.B 'Zoning Districts - Commercial,' of the Ordinance, in the following manner:

CH - Commercial Highway. "This district represents an orientation toward the automobile, with sufficient off-street parking areas and direct traffic access to major highways. The predominant pattern is the shopping center, where several individual stores are planned and owned as a unit on the same parcel of land, but also may include many individual single-unit buildings and uses as well. Such retail uses as gas stations, fast food establishments and the larger supermarkets predominate in shopping centers. Also included are such uses as repairing, open lot sales, wholesale business, storage, etc. These uses are subject to performance standards. It is intended that this zone permits and encourages revitalization and intensification so that the areas so zoned are used to their peak potential. Provision of public water in the future may be permitted, particularly if area wells become contaminated, but such water line extensions should not be used to justify commercial expansion. Residential development is excluded from these areas."

The referenced zoning designation remains consistent with the Comprehensive Plan as evidenced by Map 2.4 'Land Use Plan Map - Wakefield Detail,' which details that the Property and all properties lining Kingstown Road and Old Tower Hill Road, are all classified CH District, with the exception of a pocket of 'High-Density Residential,' namely the 115-unit Indian Run River Apartment Complex. Albeit, a number of immediate properties are zoned in such a manner, town-wide the CH District is almost non-existent. The following zoning map corroborates this conclusion, illustrating that the CH District is solely imposed on the area in question and a few properties within the Kingstown Road Special Management District.



The Draft Comprehensive Plan - Table 7. 'Comparison of Zoning Districts & Future Land Use Descriptions' [Page 45], details the characteristics associated with the various land use classifications. The characteristics associated with the CH District are detailed below:

Zone: CH

Future Land Use Map: Commercial Highway

Purpose: *"To permit and encourage revitalization and intensification so that the areas within the district are used to their peak potential"*.

Characteristics: *"This district located along Old Tower Hill Road and Dale Carlia corner is categorized by larger, often freestanding commercial development oriented toward the automobile, with extensive off-street parking and direct access to major highways. The predominant development pattern is the shopping center."*

Allowed Uses: *"Retail uses, such as gas stations, fast food establishments, and larger supermarkets, as well as repair businesses, open lot sales, wholesale business, and storage are allowed in this district."*

The Property is almost entirely surrounded by commercial developments, some of which are rather intensive, such as the commercial plazas and restaurants. The referenced neighborhood conditions are well detailed below, as excerpted from the Applicant's submission package [Credit: Traffic Report, Beta Group, Inc.].



The Property is situated within the 'Village of Wakefield,' pursuant to the Comprehensive Plan - Map 2.1 'Villages'. The reason why this is of particular importance is due to the fact that there is

limited commercially zoned town-wide resources, especially 'Commercial Highway,' and the vast majority of said limited resources (as noted above) are situated within the Village of Wakefield. 'Table 2 - Land Use Plan Map Categories (2012)', of the Comprehensive Plan [Page - Intro-10], details the great disparity between commercial and industrial and all other land resources. The following computations have been extrapolated from the referenced land use classification data.

All Commercial = 339.40-acres. 339.40-acres / 36,346.1-acres (Town wide acreage) = 0.0093 (0.93%).

All Industrial = 332.28-acres. 332.28-acres / 36,346.1-acres (Town wide acreage) = 0.0091 (0.91%).

All Residential = 23,128.19-acres. 23,128.19-acres / 36,346.1-acres (Town wide acreage) = 0.6363 (63.63%).

Open Space = 8,769.84-acres 8,769.84-acres / 36,346.1-acres (Town wide acreage) = 0.2413 (24.13%).

Total 'Residential' and 'Open Space' Acreage = 31,898.03 31,898.03-acres / 36,346.1-acres (Town wide acreage) = 0.8776 (87.76%).

Furthermore, the districts permitting the introduction of 'Marijuana Retail Facilities,' namely the CH District and West Kingston I-1 District, combine for a fraction of overall commercial and industrial resources, approximately 0.50%. It is therefore abundantly clear that there are only a smattering of sites that could potentially accommodate the referenced land use, especially in light of the fact that there are distinctive limitations, to include proximity to certain land uses (e.g., daycare operations).

It is also abundantly clear that there is a heavy reliance on residential property taxes too off-set municipal expenditures. Considering that almost 88% of all land resources are either dedicated to residential land uses and/or protected by an 'Open Space' designation, and furthermore, upwards of approximately 97.5% are zoned residential or some non-taxing land usage, there is little land area remaining to maintain an economically balanced environment. The 'Village of Wakefield' is defined, pursuant to the Comprehensive Plan [Page - Intro-5], in the following manner:

4. Village Summary - *"Each village in South Kingstown is unique and planning efforts should seek to acknowledge and account for these unique environments. The following summaries regarding the villages in South Kingstown have been provided through the ongoing development of Village Plans along with the report An Inventory and Analysis of the Village and Rural Qualities of South Kingstown. The identity of these areas is especially important as the Town is faced with increased development pressures and the associated propensity for "sprawl." (See Map 2.1 Villages)"*

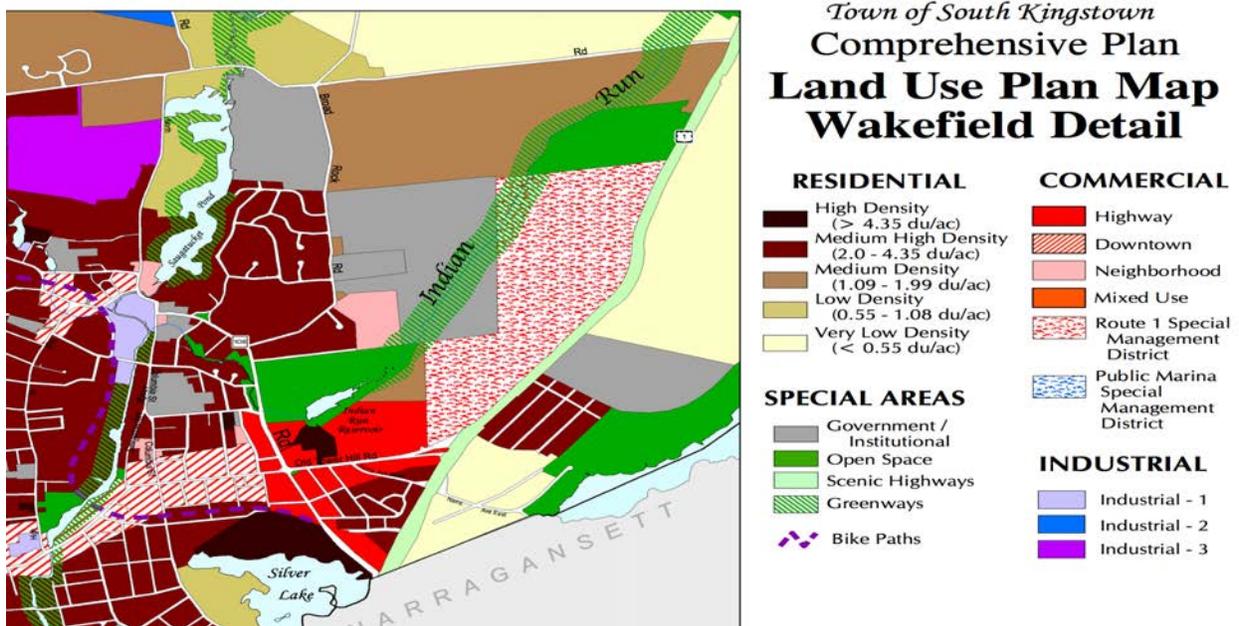
4.1 Central Core

o “The following Vision Statement has been established for Wakefield:”

“Wakefield is a dynamic, versatile village which serves as a hub for business and cultural activity serving local neighborhoods, the Town as a whole and surrounding region. With its strategic location off Routes 1 and 108, Wakefield provides a vital link to other villages, local institutions, the University of Rhode Island, coastal recreation resources, tourism centers and historic settings. The Saugatucket River provides a blueway centerpiece for the village and continued efforts to mitigate impacts to this resource have created a valuable cultural and improved ecological asset. **The village provides a balanced integration of preserving historic structures with the encouragement of new development and innovative infill strategies to create a seamless village environment.** Developed areas meet a broad range of community goals through a diversity of housing options, an extensive mix of local businesses, and convenient access to recreational, institutional and cultural amenities and services. The village core around Main Street is a vibrant corridor that provides easy access to essential services for the surrounding neighborhoods through a strong network of pedestrian and bicycle routes. **Local regulations maintain the unique village character by allowing flexibility in design without losing touch with the historic fabric that helps to define Wakefield. Residents, developers, business owners, and local and state officials continually explore opportunities to collaborate in order to maintain the unique character and ongoing prosperity of historic Wakefield.**”

Map 2.4 Land Use Plan Map Wakefield Detail

[Illustrates that the Property and all surrounding parcels are classified ‘Highway Commercial,’ with the exception of the apartment complex.]



PROPOSED 'COMPASSION CENTER' REDEVELOPMENT PROPOSAL

The applicant seeks to introduce a '**Conditionally Permissible**' compassion center by SUP, in accordance with the Ordinance's 'Schedule of Use Regulations.' These type of unique retail entities, those that are difficult to predict, was nevertheless somewhat anticipated by the Draft Comprehensive Plan [Pages 116 - 117], because the Town of South Kingstown is always looking forward.

ECONOMIC ACTIVITY IN A CHANGING ENVIRONMENT

*"In an environment, nationally and regionally, where "bricks and mortar" retail is in decline, South Kingstown needs to continue to build on what makes it special, including the small-scale commercial spaces in its villages that provide opportunities for "mom and pop" businesses. And while manufacturing is on the decline in many parts of the country, the fact that it is remaining more or less stable in South Kingstown may indicate that manufacturing has a future here, and the Town should make sure that sufficient land remains available to support the expansion of manufacturing and related production industries. **For example, if a local start-up brewery wanted to expand, would it have places to go? Or do such businesses eventually have to move out of town? The Town also needs to be prepared for a future where more and more** retail sales occur on line, and commercial buildings are occupied more by services, "maker spaces" and other light industrial production, recreation, **unique retailers, and other uses.**"*

Other than the need for the requisite SUP, the proposed redevelopment will realize full dimensional compliance. In regard to any visual intrusion, there are numerous reasons why this concern is easily averted, including the fact that the property is secluded to the rear of a number of commercial entities; being almost entirely hidden from view. Furthermore, unlike present conditions, the Applicant will be reducing the overall quantity of impervious lot surface, introducing a far greater quantity of vegetative screening. Approximately 54% of the overall Property is presently comprised of wooded and landscaped areas. This figure will increase to approximately 75%, or an increase of 21%, for purposes of realizing a greener environment in accordance with respective Village guidelines, as well as providing appropriate screening. The act of removing present impervious surface, will also realize improvements to the pockets of on-site wetlands. The ability to redesign the entire property permits the eradication of past development mistakes, and introduction of both site enhancements and amenities that would otherwise be quite difficult. Redevelopment furthers the 'Neighborhood Concept,' which is in direct accord with the Comprehensive Plan.

Policy 3.2 - *"The Town shall encourage landscape diversity that creates identity and a sense of place, fosters the creation of distinct neighborhoods and villages, and recognizes the natural, historic, and cultural features of the land and surrounding community."* [Page LU-11]

Implementation

- o *"The Town recognizes the historic, scenic and cultural values of the southwesterly approach (gateway) into Wakefield Village via the Post Road/Main Street corridor and will*

evaluate, consider and implement appropriate measures to preserve, protect and enhance the infrastructure, land uses and scenic characteristics of this corridor and vicinity."

Goal 4: "To support a village-centric approach to growth, to distinguish the unique objectives for each Village, and to maintain and enhance the integrity of the villages." [Page LU-14]

Policy 4.1 - "The Town supports a control of urban sprawl and dispersion by concentrating population density and infill development within the villages, as appropriate, and by providing these areas with public transportation, services, facilities, pedestrian and bicycle amenities, civic buildings, recreational resources, infrastructure improvements, and housing opportunities."

Implementation

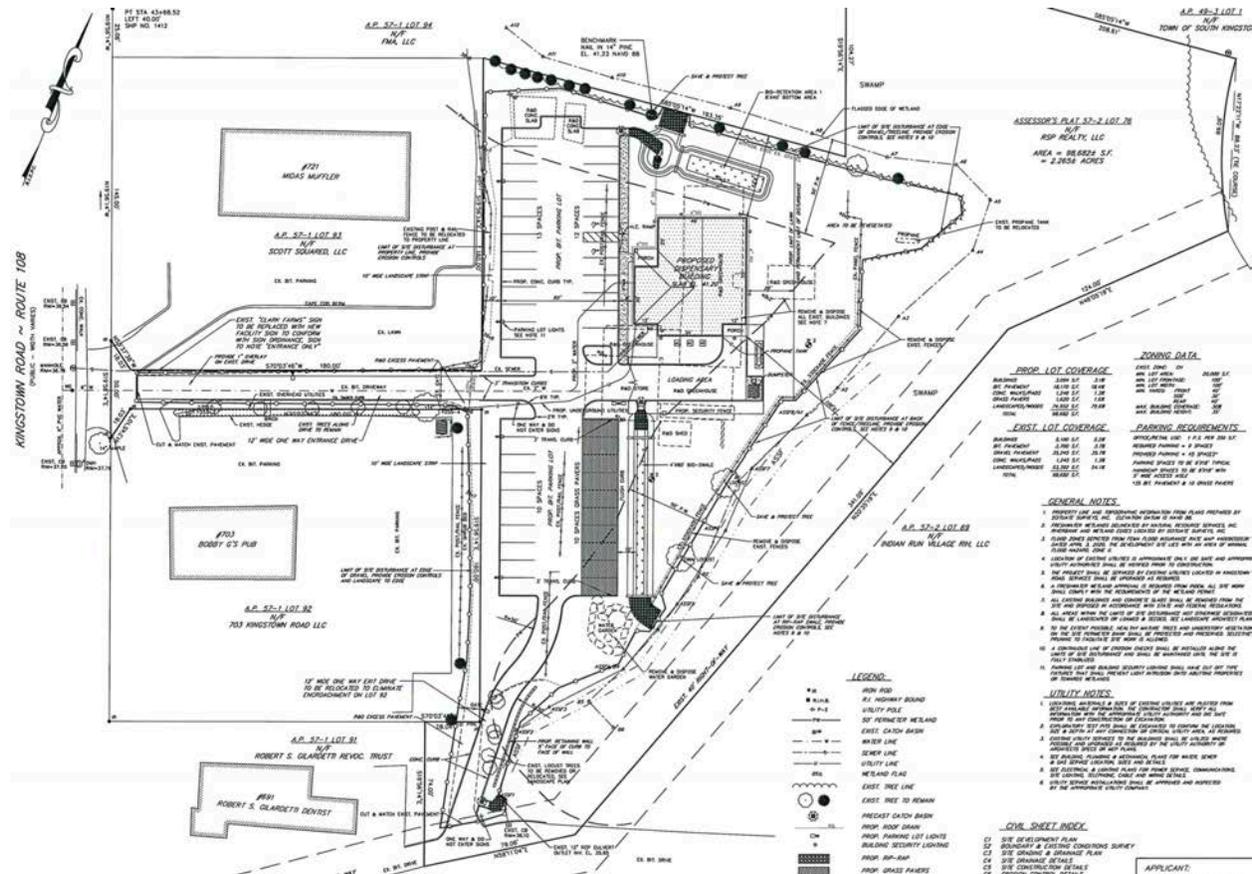
o "The Town shall review and revise its Zoning Ordinance and regulations relating to its villages to ensure that development and redevelopment will be complementary to the character of existing villages. This may include, but is not limited to, allowing for an appropriate mix of uses, revising standards controlling the size, shape, massing, scale and location of buildings and lots, and revising requirements for pedestrian access and connectivity, open space, parking signage, landscaping, and street widths."

The proposed compassion center facility will have a rather deminimus footprint, approaching a mere approximately 3.1% building coverage, or greater than 2% reduction over existing conditions. The referenced facility will be located towards the far northeasterly corner; surrounded by three (3) distinct parking areas, containing upwards of 50 parking spaces. The referenced parking being furnished in well-defined operational quantities, thereby averting any off-site parking dilemma. Although, the regulations mandate only a fraction of the overall parking provided, business experience dictates that a somewhat larger quantity be furnished. Regardless, a percentage of the parking will be maintained in a pervious state, utilized as over-flow parking.

Otherwise, the majority of the Property will be maintained in a pervious, naturally vegetated state, to include a wide perimeter buffer throughout. In regard to the operation itself, the Applicant has provided the requisite details, evidencing traffic safety, security protocols, and wetlands protection. In regard to traffic safety, the Applicant has agreed to both on-site (removal of vegetation in certain areas to improved line-of-sight) as well as off-site (introduction of a dedicated left-turn lane) improvements.

There are several specific standards of development approval associated with introduction of a compassion center; most notably proper separation from a verity of otherwise dissimilar land uses, such as a daycare operation. As has been repeatedly noted throughout this report, all respective standards of approval will realize full compliance, to include appropriate distancing from detailed dissimilar land uses, as well as introduction of requisite site features (e.g., security

lighting that meets 'dark sky' performance standards). The proposed compassion center development is illustrated below, as excerpted from the applicant's zoning submission package [Credit: SFM Engineering].

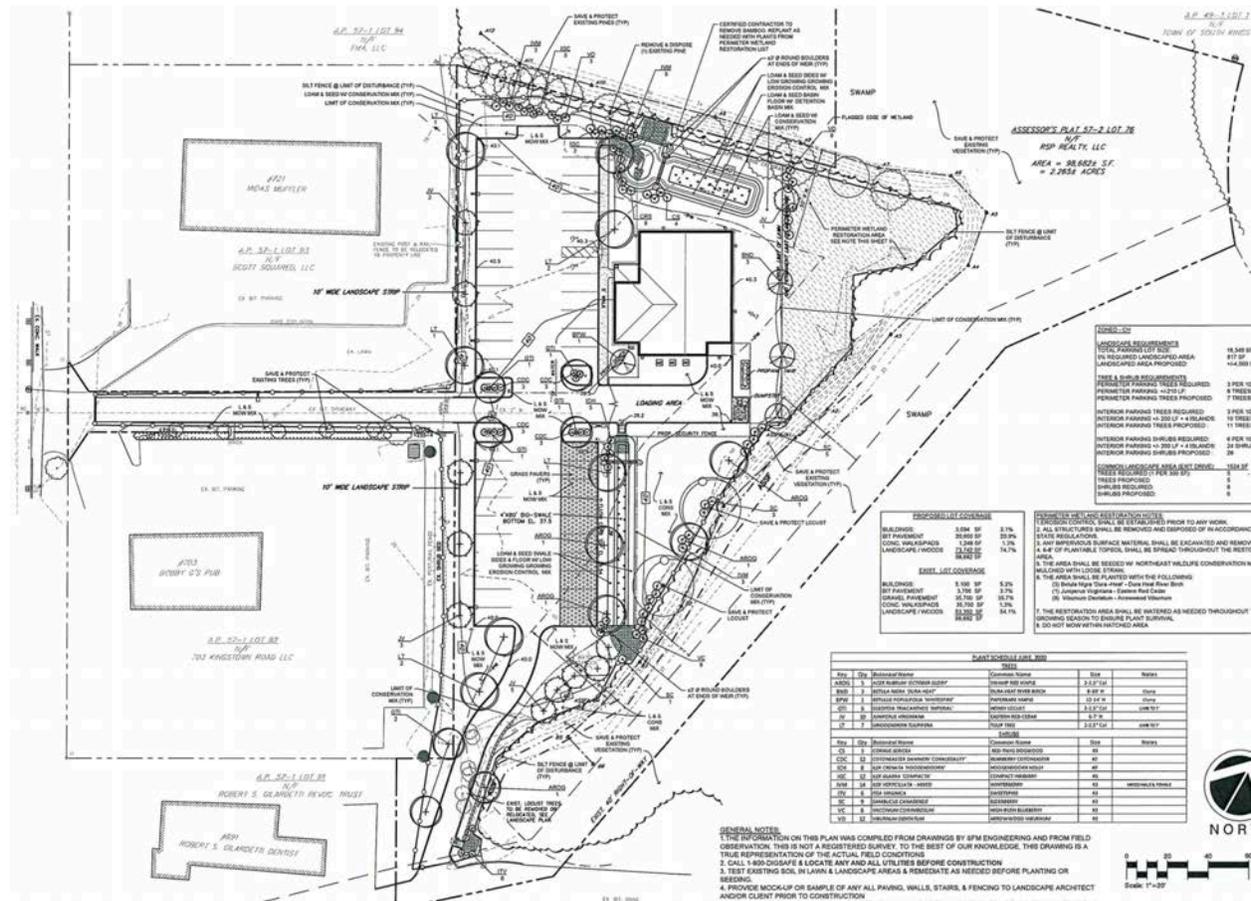


This Consultant must reemphasize that most important design feature, is the introduction of increased green-space. Proposed wooded and landscaped areas will increase from approximately 53,392 square feet (54.1%) to approximately 73,742 square feet (or 74.7%), or an almost 21% increase. It also to serve as a tremendous buffer to the proximate residential complex. The landscape plan on the following page, excerpted from the Applicant's submission package [Credit: Hali Beckman, Ltd.], illustrates these points.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The Comprehensive Plan [Page ED-9] not only documents the community's support for the type of development proposed, but also the proximate location.

Goal 3: "To actively support economic development within our existing villages that contributes to a high quality of life."



Policy 3.1 - "The Town recognizes the diversity of its existing villages and the need to consider unique economic development initiatives for each one."

Implementation

- o "The Town shall continue to develop Village Plans to identify economic development opportunities that are suited to the unique context, constraints and opportunities presented in each setting."

Policy 3.2 - "The Town encourages the revitalization of its Central Core Villages of Wakefield and Peace Dale, as well as adjacent commercial areas, such as the Route 108 corridor, Dale Carlia Corner, and the Old Tower Hill Road corridor."

Land Use Element - Introduction: "The village-centered pattern of development in South Kingstown, particularly in Wakefield, Peace Dale, and Kingston, has defined the historic pattern of development in the community (see Map 2.1 Villages). The Town has committed to preserving and reinforcing this pattern of development through its future sewer service area map, (see Map 6.1 Sewer Service Areas) through the development of village specific plans, and through the designation of special management districts. Residential development within these villages is within walking distance of small shops and services and bike paths connect

*open space and community facilities. **Commercial infill within villages is encouraged to both protect outlying rural areas from development...*** [Page LU-1]

Another equally important consideration, is evidencing the economic benefit to be garnered. It was previously evidenced, pursuant to the Comprehensive Plan, that there is quite limited commercially zoned resources, in particular CH District zoned resources. To reiterate, 88% of all land resources are either dedicated to residential land uses and/or protected by an 'Open Space' designation, and furthermore, upwards of approximately 97.5% are zoned residential or some non-taxing land usage. Therefore, with such a heavy reliance on property taxes, especially residential property, the community welcomes new commercial 'revenue' sources. The referenced redevelopment will provide a new revenue stream, and one which is very neighborhood oriented.

Economic Development Element - Introduction: "South Kingstown is recognized as a predominantly residential community with a limited commercial and industrial base..." [Page ED-1]

5. Commercial Development - "When informed that commercial growth may lessen the burden on residential properties to fund municipal services, 51 percent of those who responded indicated that the commercial growth rate should increase slightly (an increase from 45 percent in 2003 and 29 percent in 1990). Over 13 percent felt strongly that commercial development should increase (compared with 13 percent in 2003 and 6 percent in 1990). (Note: 1990 percentages totaled 108.9%. When adjusted to reflect total 100% response, previously reported percent distributions were reduced). (See Question 24) ..." [Page Intro-53]

Land Use Action Plan - "To promote orderly growth patterns based upon the natural, cultural and historic character of the Town, the land's suitability for use, and the aspirations of its citizens." [Page LU-8]

Goal 2: "**To maintain a sustainable rate of development 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.**" [Page LU-9]

Economic Development Vision - "**The Town of South Kingstown will continue to value and support its business community as a source of jobs and as a means to provide the goods and services required by residents and tourists alike.** The Town will continue to support shops and offices located in walkable village settings. These small businesses, many of which are locally owned, help reinforce the "small town" character of South Kingstown. The charm of the seaside villages of the community will be preserved while attracting development to create appropriately scaled tourism opportunities. The Town will support current businesses and properly sized expansion of commercial and light industrial development, while protecting the quality of the Town's finite natural and cultural resources. **This may relieve the current tax burden on residential land use while providing additional tax revenue for municipal services. Future commercial and industrial development must not overwhelm the unique character of the community.** Future development should take advantage of multi-

modal transportation opportunities at Kingston Station while providing diverse job opportunities for local residents. **Opportunities for mill reuse and infill of commercial development through expansion of existing shops and stores (investment in place), construction of new, or renovation of existing out-of-date or inadequate structures, can foster sustainability of the central core while protecting outlying "greenfields" from development pressure.** Economic development initiatives intended to improve the economic quality of life for town residents must also protect our natural and cultural resources." [Page ED-6]

Goal 1: "To foster a local economy that provides opportunities for a diverse collection of business and industry." [Page ED-6]

Implementation

- o "The Town shall focus supportive efforts toward the local business community to reinforce existing investment and our traditional economy, employment opportunities and the provision of goods and services to our residents and visitors to the community." [Page ED-7]

ZONING ORDINANCE ANALYSIS

The proposed redevelopment will be fully dimensionally compliant. However, the proposed compassion center, otherwise identified as a 'Marijuana Retail Facility' pursuant to the 'Schedule of Use Regulations' is solely permitted by SUP in a rather constrained number of zoning districts. The proposed compassion center has specific 'standards of approval,' in addition to those generally required by all land uses deemed permitted by SUP. The requisite 'Standards,' both specific and general, are individually addressed below.

1. Compassion Center - SUP Specific Standards of Approval - Section 504.15

Section 504.15.B: "The marijuana retail facility must not be located within:"

Section 504.15.C: "The distances specified in the immediately preceding section (B) shall be measured by a straight line from the nearest property line of the premises on which the proposed marijuana retail facility or marijuana cultivation facility is to be located to the nearest property line of any of the other designated uses set forth therein."

1. "One thousand (1,000) feet from a pre-existing public or private school, or pre-school, or any licensed day-care center, not including higher education facilities."

Compliant. No such facilities located within the requisite distance.

2. "Two thousand (2,000) feet from any other marijuana retail facility or marijuana cultivation facility."

Compliant. No such operation present.

Section 504.15.D: *"Hours of operation for a marijuana retail facility or marijuana cultivation facility shall be limited to 8:00 a.m. to 8:00 p.m."*

The proposed compassion center will be compliant.

Section 504.15.E: *"The proposed facilities shall implement the appropriate security measures to deter and prevent the unauthorized entrance into areas containing marijuana and shall ensure that each location has an operational security/alarm system."*

Compliant. Refer to submitted written security protocols.

Section 504.15.F: *"Development Plan Review and approval shall be required prior to application for the Special Use Permit, and is to be conducted by the Planning Board. In addition to the Development Plan Review standards set forth in the Subdivision and Land Development Regulations, the Planning Board shall ensure compliance with the following conditions:"*

1. *"The requested use at the proposed location is sufficiently buffered in relation to any residential area in the immediate vicinity so as not to adversely affect said area."*
2. *"The exterior appearance of the structure is consistent with the exterior appearance of existing structures within the immediate neighborhood, so as to prevent blight or deterioration, or substantial diminishment or impairment of property values within the neighborhood."*
3. *"Lighting is provided to illuminate the marijuana retail facility or marijuana cultivation facility, its immediate surrounding area, any accessory uses including storage areas, the parking lot(s), its front façade, and any adjoining public sidewalk."*
4. *"Development Plan Review applications for all marijuana cultivation facilities shall include detailed plans of the facility's wastewater treatment system(s). Such plans shall be approved by the Department of Public Services prior to issuance of the Development Plan approval."*

NOTE: Conditional Development Plan Review approval already attained. In addition, a positive recommendation has been forwarded to the attention of the ZBR.

Section 504.15.G: *"All marijuana retail facilities and marijuana cultivation facilities shall fully comply with all other licensing requirements of the Town and the laws of the State of Rhode Island."*

Will realize compliance, upon attaining all local and state regulatory approvals.

2. Compassion Center - SUP General Standards of Approval - Section 907.A.2

Section 907.A.2 Standards for Review - Special Use Permit: *"In granting a special use permit, the Board shall require that evidence to the satisfaction of the following standards be entered into the record of the proceedings:"*

- (a) *"That the special use is specifically authorized by this Ordinance, and setting forth the exact subsection of this Ordinance containing the jurisdictional authorization."*

Section 301 - Schedule of Use Regulations Table

Subsection 100. "Marijuana Retail Facility." Permitted by Special Use Permit in the CH District.

(b) *"That the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use."*

Compliant. Refer above, under the preceding section. Also, realize full dimensional compliance.

(c) *"That the granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board shall consider, whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to the following matters, where applicable."*

The general 'Neighborhood' and extensive 'Ordinance' and 'Comprehensive Plan' analyses prepared by this Consultant, evidences the appropriateness of permitting a compassion center operation. In addition, the requisite 'matters' are individually addressed as follows:

(i) *"Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or catastrophe."*

Permanent and safe access from Kingstown Road exists and will be maintained. Dedicated ingress and egress points will be provided to maintain an orderly vehicular flow. Furthermore, internal travel patterns will be redesigned to ensure sufficient off-street parking and pedestrian safety.

(ii) *"Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare or odor effects of the special use permit on adjoining lots."*

The proposed compassion center operation will not generate any unusual noise or odor, or any other nuisance-like effect. Off-street loading is has been furnished. Finally, sufficient off-street parking will be provided, and in a manner that averts unsafe interaction with pedestrians.

(iii) *"Trash, storage and delivery areas with a particular reference to the items in (i) and (ii) above."*

Once again, no unusual deliveries nor storage requirements are anticipated, and therefore storage and delivery areas have been provided that correspond to operational needs. Trash will be properly disposed of in an appropriately screened dumpster to be located towards the rear of the Property.

(iv) *"Utilities, with reference to locations, availability and compatibility."*

All utilities, to include public sewer and water, are available, and will be accordingly connected.

(v) *“Screening and buffering with reference to type, dimensions and character.”*

Considerable vegetative screening will be provided, a one-fifth increase over existing conditions. Furthermore, there will be well-planned buffering throughout, most notably towards the rear, to screen the adjacent apartment complex.

(vi) *“Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district.”*

The compassion center will be lighted in accordance with all respective regulatory and security standards. Nevertheless, it will comply with the respective ‘Dark Sky’ performance standard. Signage will also be minimized, only that necessary to advertise the proposed commercial entity.

(vii) *“Required yards and other open space.”*

Will realize full dimensional compliance.

(viii) *“General compatibility with lots in the same or abutting zoning districts.”*

The personally prepared general ‘Neighborhood Analysis’ evidences appropriate neighborhood compatibility. Furthermore, facility positioning and proposed landscaping, will basically screen the operation from immediate dissimilar land uses.

CONCLUSION

It is this Consultant’s professional opinion that the proposed redevelopment will be consistent with the goals and objectives of the Comprehensive Plan, specifically the Land Use and Economic Development Elements, and can therefore be fully supported and approved by the Town of South Kingstown Zoning Board of Review. My professional opinion is based upon the manner in which the proposed banking operation can be well incorporated into the overall fabric of the surrounding highway commercial neighborhood.