



TOWN OF
NORTH KINGSTOWN, RHODE ISLAND

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Date: November 3, 2011

To: Michael Embury, Town Manager

From: Planning Department

Subject: Comprehensive Plan Excerpts for CVD ordinance

In preparation for the November 7, 2011 meeting, this memorandum provides specific sections from the North Kingstown Comprehensive Plan that supports the consistency of the Compact Village Development (CVD) ordinance with the existing Plan.

To avoid (sub)urban sprawl, the town will promote an integrated mix of residential and commercial uses in existing village centers (and) new commercial and residential growth within designated "growth centers..." (Vision Statement, p. 6)

Growth must be supported in a way that respects physical characteristics of the site, protects the surrounding area, and is supported with appropriate municipal services. (Vision Statement, p. 6)

Expand and stabilize the tax base, provide quality jobs, and maintain a sustainable environment, as well as a sustainable economy. Mixed uses and higher density development strategies will be considered to meet (this) vision. (Vision Statement, p. 35)

The Town of North Kingstown....must develop and implement a systematic approach to the provision of services, development of facilities, protection of assets and long-term planning for growth management which will ensure that necessary municipal services will be available as growth and population shifts occur (Vision Statement, p. 59)

....seeking alternative means of achieving open space protection through the use of innovative techniques such as Transfer of Development Rights (TDR) and conservation subdivisions (page 90)

...transferring development rights (TDR) within the groundwater protection overlay zone to increase residential / mixed use density while protecting property from development closer to the wellhead protection areas (page 91)

- Encourage development and redevelopment in existing villages based upon the concept of the traditional compact New England village and work to ensure full accessibility of the village for its occupants and visitors (Objective LU.1.2)
- Continue to encourage designs for new neighborhoods at a scale that supports walking and encourages biking (Action LU.1.3.3)
- Continue to encourage development of diverse neighborhoods with a variety of housing types that serve varied socio-economic levels and age groups as appropriate (Action LU.1.3.5)
- Encourage the use of special design concepts that accomplish the goal of protecting the environment and community character (Objective LU.1.4)
- Consider a Transfer of Development Rights ordinance that could be applied
 - In groundwater protection zones, for transferring development rights from receiving areas closer to the wellhead to receiving areas outside the most sensitive recharge areas to protect water quality;
 - In agricultural areas, using TDR to preserve farm land; and
 - For Village Center, Growth Center, and TOD projects, using TDR to allow an increase in density at the project location, without an increase in the town's total buildout (Action LU.1.4.2)
- Encourage landscape diversity that creates identity and a sense of place, fosters the creation of distinct neighborhoods and villages and respects the natural features of the land. (Objective LU.1.5)
- Encourage opportunities for commercial, office, and industrial land uses to increase local employment and tax income to the town, while protecting the environment (Objective LU.1.6)
- Establish new mixed use centers considering the following:
 - Targeted Growth Centers on Post Road
 - Implementation of the Village Center Zoning
 - TOD at Wickford Junction (Action LU.1.6.1)
- Continue to ensure that economic development is environmentally compatible through zoning performance standards and a site selection and land development review process based on environmental criteria and compatibility with nearby land uses. (Action LU.1.6.5)
- Determine the limit of the town's growth based upon but not limited to the following standards:
 - The amount of land which should be left undeveloped to preserve the town's character and quality of life;
 - The amount of land necessary to support future town facilities;
 - The natural carrying capacity of the land to accommodate development, taking into consideration soil suitability, drainage conditions, wetlands, flood hazard, steep slopes, coastal features, and other environmentally sensitive features;
 - The population that can be served by the town's groundwater resources; and
 - Consideration for the Urban Service Boundary promoted by Statewide Planning (Action LU.4.2.1)
- Limit permitted land uses and residential densities based on the natural carrying capacity of the land. (Objective LU.4.3)

- Continue to review and revise permitted residential densities so that they do not exceed the natural carrying capacity of the land. (Action LU.4.3.1)
- Continue to apply overlay districts (unsuitable soil, wetlands, high water table, flood zones, steep slopes, and sensitive coastal features) uniformly throughout the Town in all zoning districts. (Action LU.4.3.3)
- Consider the use of nutrient loading standards to protect public groundwater supplies. (Action LU.4.3.5)
- Implement actions to promote and encourage the location and development of new businesses in North Kingstown and to maintain and expand existing trade and business within the town as appropriate (Objective ED7.1)
- Protect the integrity of groundwater resources from pollution. (Objective NC.1.3)
 - Continue to use land-planning techniques including cluster, PUD, PDR, TDR, conservation zoning, and easements to protect groundwater aquifers. (Action NC.1.3.1)
- Investigate and pursue techniques to protect and preserve open space. (Objective OS.1.2)
 - Implement program to transfer development rights (TDR) from significant open space areas to growth centers and areas better suited for development. (Action OS.1.2.2)
 - Implement Transfer of Development Rights (TDR) to protect and conserve land close to the wellhead (sending area) while transferring development to areas either further from the wellhead within the Groundwater Protection overlay zone or outside the zone (receiving area). (Action OS.1.2.6)
 - Continue to collaborate with non-profits, state and federal agencies, and private land owners/developers to preserve open space through gift, fee acquisition, purchase of development rights, transfer of development rights, or other innovative strategies. (Action OS.1.2.7)
 - Amend zoning for groundwater overlay protection district to limit the number of bedrooms per acre and not the number of units per acre. This could facilitate a diversity of housing types and encourage construction of smaller housing units and multifamily housing.(Action NC.1.3.6)
 - Amend zoning for groundwater overlay protection district to limit the number of bedrooms per two acres and not the number of units per acre. This would facilitate diversity of housing type and encourage construction of smaller housing units including multifamily housing. (Action NC.1.3.9)

If you have any questions on any of this material, please feel free to contact the Planning Department.

Cc: Planning Commission
 Jeannette Alyward, Town Clerk
 Nicole Bourassa, Principal Planner