



**TOWN OF COVENTRY, RI
DEPARTMENT OF PLANNING & DEVELOPMENT**

STAFF REPORT

Project Name:	Hoxie Court Place
Plan Type:	3-Lot Minor Subdivision w/ a Street Extension
Plan Review Phase:	Pre-Application
Owner/Applicant:	Bruce B. Gibb and Victoria M. Gibb
Address:	Hoxie Court, Notre Dame Street, and Kernan Court
Plat / Lot / Zone:	AP 88 Lots 87 and 88.2 Zone R-20 Lot Size 9.33 acres
Existing Use:	Single-family residential unit
Proposed Use:	Single-family residential unit with 2 additional buildable lots
Description:	The applicant seeks to merge two existing lots and subdivide them into three new conforming lots. The existing dwelling at 31 Hoxie Court will remain on Proposed Lot 2, which will be 1.24 acres in size. Proposed Lots 1 and 3 will be 0.49 and 0.46 acres in size, respectively, and would be developed with one single-family dwelling each.

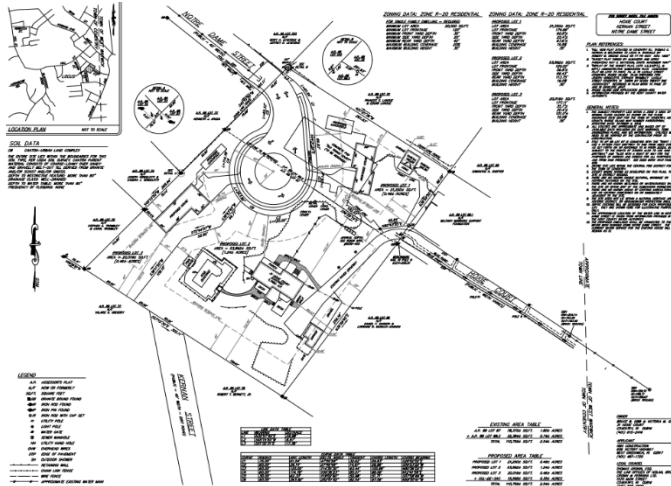
Background and Existing Conditions

This item will be reviewed as the Pre-Application Plan for a proposed Minor Subdivision to create three new conforming lots out of the two existing lots, which are located at the stub-ends of Hoxie Court, Notre Dame Street, and Kernan Street. Per Article VI, Section F ("Minor Subdivisions Involving Street Creation or Extension") of the Subdivision Regulations, this proposal will be reviewed by the Planning Commission, rather than administratively, because it includes a street extension.

Lot 87, which is approximately 1.80 acres in size, currently consists of mostly undeveloped land and hosts a detached, single-family residential dwelling (31 Hoxie Court) and a swimming pool in the southerly portion. Lot 88, which is 0.74 acres in size, currently consists of vacant, undeveloped land. Both subject parcels are zoned R-20, as are the surrounding abutters. There are no wetlands or watercourses on site or within 200' of the subdivision perimeter; additionally, the site lies within Zone "X" (defined as area outside the 0.2% annual chance floodplain) of the National Flood Insurance Maps for the Town of Coventry.

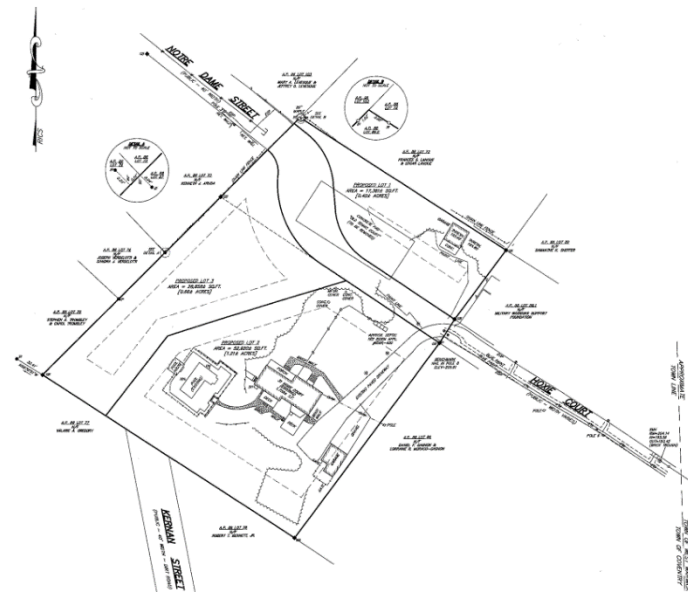
Proposed Conditions

This minor subdivision, as submitted, would subdivide the subject parcel into 3 conforming lots, each of which would host a single-family residential dwelling. Proposed Lot 1, which would be a portion of Lot 88.2, would be approximately .49 acres in size and have frontage of 174.89 along Notre Dame Street. Proposed Lot 2 will continue to host the existing single-family house at 31 Hoxie Court, with an area of 1.24 acres and 120 feet of frontage along Notre Dame Street. Proposed Lot 3 would be 0.46 acres in size and have 177.11 feet of frontage along Notre Dame Street. All three proposed lots will have public water access and OWTS.



thus detract from the connectivity of the neighborhood. In addition, the cul-de-sac design would present site access concerns for sanitation and plow trucks as well as fire apparatus.

To achieve the required frontage in the R-20 zone, the applicant initially proposed an extension of Notre Dame Street that would culminate in a cul-de-sac, which would be 188.22' in length. Thus, the cul-de-sac is consistent with Article XIII, Section B.8 of the Subdivision Regulations regarding dead-end streets/cul-de-sacs, which limit their length "to a minimum of one-hundred eighty (180) feet and a maximum of eight-hundred (800) feet." However, this cul-de-sac would be less than 100' from the stub-end of Hoxie Court, and



from the original design. Proposed Lot 3, on the other hand, would increase to 0.66 acres in size. The revised plan did not show frontage calculations for the three lots.

However, at the suggestion of Staff, the applicant has submitted a draft alternative through-road design at the TRC meeting, which would connect the stub-ends of Notre Dame Street and Hoxie Court. From the Staff's perspective, the through-road would promote neighborhood connectivity. The Department of Public Works and the Central Coventry Fire District have both indicated their preference for the through-road connection, given the concerns about traffic and site access. As designed by the applicant, Proposed Lot 1 would be approximately 0.40 acres in size and have a reduced building envelope. Proposed Lot 2 would be 1.21 acres, a small decrease in size

Zoning

The subject property is in the R-20 (Residential) zone. For a single-family dwelling with public water access, the following dimensional requirements must be met:

Residential R-20	Minimum Lot		Minimum Setback			Maximum Lot Coverage
	Area	Frontage	Front	Side	Rear	
Single-family dwelling	20,000	120	35	20	40	20%

The applicant's desired cul-de-sac design would meet all R-20 dimensional standards. With the through-road design, the applicant states that Proposed Lot 1 would require relief from the minimum lot area. Proposed Lot 1 would be approximately 0.40 acres in size, which equates to only 17,424 sq. ft, and thus falls short of the required 20,000 sq. ft.

Interdepartmental Review and Comments

Please see the attached report from the Technical Review Committee (dated May 19, 2025) for interdepartmental comments on this application.

After the May TRC meeting, Staff received additional comments from the Central Coventry Fire District and the Department of Public Works regarding the alternative design with a through-road connection between Hoxie Court and Notre Dame Street:

Kevin Cady, Chief of the Central Coventry Fire District, via email dated May 20, 2025:

I have reviewed maps and the access available to the proposed cul-de-sac and agree that a through road would give fire apparatus more options while operating an incident rather than the cul-de-sac. If the original plan is adhered to, we can deal with responses in that area as we have similar dead ends and cul-de sacs in town. I believe the discussion in the TRC meeting revealed that the center island will be removed from the cul-de-sac which is beneficial to our trucks being able to maneuver.

Kevin McGee, Director of Public Works, via email dated May 20, 2025:

As indicated in the TRC meeting, a through roadway will provide a safer environment for the neighborhood as trucks needing to backup will cause a problem. If cars are parked in the cul-de-sac, this will cause safety concerns for sanitation and plow trucks trying to navigate the obstacles. A through roadway will enable for a safer traffic progression in the neighborhood allowing for an alternate access

to the narrow road width in the West Warwick section of the roadway. With the increase of vehicular traffic, the through roadway will reduce the passing of vehicles in the narrow section of the roadway.

Pre-Application Recommendations

Planning Commission's input on the preferred design layout for this item will be sought at the meeting. Staff recommend that the Applicant address the following stipulations at the Preliminary Plan stage of application:

1. Planning Staff would support granting waivers from the sidewalk and curbing requirements of the Subdivision Regulations, as these would not connect with any existing network. However, Staff does expect street trees to be incorporated into the site plan.
2. The applicant should seek clarity from Kent County Water Authority as to whether a through-connection of the existing water lines under Notre Dame and Hoxie Court (both of which currently stub-end on either side of the subject parcel) is desired. If so, a utility easement shall be added to the site plan.
3. The applicant shall provide streetlights on the Preliminary Plan design.



TOWN OF COVENTRY

Department of Planning & Development

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TECHNICAL REVIEW COMMITTEE REPORT

DATE: May 19, 2025
PROJECT NAME: "Hoxie Court Place"
PROPERTIES: AP 88, Lots 87 and 88.2
ADDRESS: Hoxie Court, Notre Dame Street, and Kernan Street
ZONE: R-20 (Residential)
OWNER: Bruce B. Gibb and Victoria M. Gibb
APPLICANT: NBG Construction

This matter came before the Coventry Technical Review Committee at its May 19, 2025 meeting as a Pre-Application Plan for a Minor Subdivision in accordance with Article V, § D.3. of the Coventry Subdivision & Land Development Regulations.

An application and plan were submitted for review on April 29, 2025. The applicant seeks to merge two existing lots and subdivide them into three new conforming lots. The existing dwelling at 31 Hoxie Court will remain on Proposed Lot 2, which will be 1.24 acres in size. Proposed Lots 1 and 3 will be 0.49 and 0.46 acres in size, respectively, and would be developed with one single-family dwelling each. All three lots would be accessible via a proposed extension of Notre Dame Street terminating in a cul-de-sac.

The members of the Technical Review Committee reviewed the following documents related to this application when preparing the comments below:

Hoxie - Concept Plan.pdf
Hoxie - Narrative 1.pdf
Hoxie - Narrative 2.pdf

TOWN ENGINEER

- 1) Stormwater management practices must be provided to treat the water quality volume of runoff from the proposed rooftops and driveways in accordance with the Coventry Subdivision regulations and the State Stormwater Manual and the State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development. Practices could consist of Qualifying Pervious Areas (QPA's), Rain Gardens, or Infiltration Systems such as drywells or crushed stone trenches.
- 2) The Engineering Department will work with the Engineer of Record and the Fire Department to design a cul-de-sac that is appropriate for the project.
- 3) Submission of a Town of Coventry Soil Erosion and Sediment Control (SESC) Application will be required for the project.

PRINCIPAL PLANNER

- Per Article VI, Section F (“Minor Subdivisions Involving Street Creation or Extension”) of the Subdivision Regulations, this proposal will be reviewed by the Planning Commission, rather than administratively, because it includes a street extension.
- The applicant should clarify the length of the proposed cul-de-sac extension of Notre Dame Street to determine whether a waiver from Article XIII, Section B.8 of the Subdivision Regulations will be needed.
- Planning Staff would support granting waivers from the sidewalk and curbing requirements of the Subdivision Regulations, as these would not connect with any existing network. However, Staff does expect street trees to be incorporated into the site plan.
- The applicant should seek clarity from Kent County Water Authority as to whether a through-connection of the existing water lines under Notre Dame and Hoxie Court (both of which currently stub-end on either side of the subject parcel) is desired. If so, a utility easement shall be added to the site plan.
- Staff recommends the applicant use the pre-application process to explore alternative roadway designs that would facilitate the connection of Hoxie Court and Notre Dame Street for further review by Town staff and the Planning Commission.

PUBLIC WORKS DIRECTOR

- No comments at this time.

FIRE REPRESENTATIVE

- The water supply for fire suppression will need to be within the maximum distance from the nearest hydrant allowed by the fire code.
- The radius and diameter of the cul-de-sac appear to be acceptable, however the width of the road around it did not appear in the plan to show a 20' minimum width.
- Streetlights at Hoxie Ct. are a valid concern. Fire recommends that additional lighting for the cul-de-sac be installed.

POLICE CHIEF

- No comments at this time.

PLANNING COMMISSION CHAIR

The Planning Commission Chair recused as this item will be heard before the Planning Commission.