

Project Narrative
JEFFERSON PINES
For Town Pre-Application for Major Land Development
(May 2025)

Introduction

PeachBudz, LLC owns the subject parcels, identified as Assessor's Plat 28, Lots 40.3 thru 40.6 located at 49 – 87 Jefferson Drive in the Town of Coventry.

The project is submitted as a Major Land Development under Unified Plan Review for a Comprehensive Permit.

This project proposes to merge the existing 4 lots and provide a multi-family housing development. The proposed development will consist of a 16,000 sf, 2-story building containing a total of 32 housing units. The unit breakdown proposed consists of two 1-bedroom units and fourteen 2-bedroom units per floor. The project is proposed to provide 25% low-moderate income units, one 1-bedroom units and seven 2-bedroom units. Initial coordination has occurred with the Coventry Housing Authority to act as the monitoring agent for the affordable units, to be further investigated as the project proceeds.

Existing Conditions

The proposed project is proposed on the currently vacant lots, totally 1.54 +/- acres of land on the western side of Jefferson Drive. All 4 existing lots are Zoned GB and abuts to the south a residential zoned lot, and to the east, west and north other GB zoned parcels. It should be noted that Glenwood Park, an existing multi-family residential development is located to the west and abuts the project area.

The site was examined by Natural Resource Services, Inc. related to wetlands. As evidenced in their Freshwater Wetland Delineation report (provided as a separate document), located along the northern property line is an Area Subject to Flooding (ASF). An ASF is not subject to a buffer zone or additional jurisdictional area.

The site was examined and evaluated by Scituate Surveys, Inc. for soil conditions specifically related to seasonal high groundwater table (SHGWT). Soil evaluations were performed at four (4) locations, generally the within the four corners of the over project area. As evidenced in their Soil Evaluations (provided as a separate document), the SHGWT varied in depth from 24" to 53" and the onsite soils were found to be generally sandy loam.

The site's topography generally drains to the north and this existing overall drainage pattern will continue and remain unchanged. The subject parcel is not located in any Natural Heritage Areas, areas managed by a Special Area Management Plan, or OWTS Critical Resource Area. In addition, there are no historic cemeteries, homes, or areas otherwise listed on the National Register of Historic Places.

Proposed Improvements

The proposed improvements associated with the Jefferson Pines project are summarized below for reference to better understand the overall project.

- Administratively merge the existing 4 lots. This will be prepared by Scituate Surveys, Inc. upon approval of the project. The proposed merged lot will contain 1.54 +/- acres of land.
- The proposed building is located 10 feet from the southerly property line, 20 feet from Jefferson Drive, and a minimum of 16.4 feet from the westerly property line.
- A 5-foot wide concrete walk is proposed along the building frontage and will connect to the existing sidewalk along Jefferson Drive.
- Provide two 24-foot wide access drives to the housing development from Jefferson Drive. These drives are located 96 feet apart along Jefferson Drive.
- Provide a paved parking areas consisting of 69 parking spaces, including 4 ADA van accessible spaces near the building.
- Provide an enclosed trash receptacle area at the northwestern corner of the parking area
- The perimeter of the project will be landscaped and additional landscaped areas are included within the parking area, all meeting the required landscape setback.
- Adjust existing concrete curbing along Jefferson Drive to provide proposed drive access points and close existing curb openings.
- Provide connections to existing water and gas service connections to the proposed building
- Extend the existing 10" sewer main up Jefferson Drive terminating at the most southerly property corner. The limits of this extension have been discussed with the DPW Director.
- A project sign is under consideration at this time; however, this will be addressed in future submissions. If a sign is proposed, it will be designed in accordance with Town requirements

Phasing

No phasing is proposed for the project.

Parking

The parking requirements as noted above were determined from the current Zoning requirements.

The parking layout provides the following, which are standards related to parking areas:

- Parking space sizes are 9' wide by 18' long
- Parking aisles are 24' wide at a minimum
- ADA van spaces are 9' wide by 18' long with the same size of crosshatched areas.
- Total parking spaces provided of 69 spaces which exceeds the required 2 spaces per dwelling unit, or 64 total spaces.

Stormwater Management

The existing project area presently contains 0% of impervious coverage per Town definition. The proposed building with its associated amenities will result in a total of 66.9 % +/- impervious coverage per Town definition including the building, walk and drive/parking area. This percentage exceeds the

maximum allowed by Zoning and required relief. At this time, it is anticipated that a closed underground system will be provided for roof runoff and vegetated swale(s) will be provided for the parking area and drive runoff to address any increase in anticipated runoff in accordance with Town requirements. The Limits of Disturbance (LOD) area at this time, are assumed to be the same as the project area containing approximately 1.54 +/- acres of land. The existing drainage pattern will be generally be maintained and no change is proposed to the overall existing pattern as a result of the proposed improvements.

Wetlands

As noted, there is an ASF located along the northerly property line. At this time, no impacts to this area are anticipated, however, as the project design is further developed, the need for a RIDEM Wetlands application will be further evaluated. As was noted above, at this time it is assumed that a RIPDES construction permit will be required as the estimated LOD exceeds 1 acre.

Sewer

There is presently an existing 10" sanitary stub located to the north of the project area at the intersection of Jefferson Drive and Tiogue Avenue, Route 3. Preliminary coordination has occurred with the Town DPW and Engineer. It is proposed to extend the sewer line up Jefferson Drive terminating at the most southerly corner of the project area with a service connection to the proposed building. The proposed extension and connection will be further designed as the project moves forward.

Water

Public water is available to the project area. A water service connection and fire suppression are proposed off Jefferson Drive to the proposed building. The proposed connection(s) will be further designed and submitted to Kent County Water Authority as the project moves forward.

Gas

Gas is available to the project area. The gas service connection to the proposed building will be further coordinated with RI Energy.

Electric / Telephone / Cable

There are overhead electric, telephone, and cable in the project area. The electric service for the proposed building will be coordinated with RI Energy. The phone and cable services for the building will be coordinated with the appropriate utility company.

Landscaping & Lighting

Landscaping will be provided along the perimeter of the project area and around the proposed building. A landscape design will be prepared a Registered Landscape Architect, as required, for future submissions.

It is anticipated that lighting measures will be provided around the building and for the parking area. At this time, residential lighting fixtures mounted on the building are anticipated to be provided. A lighting plan will be further refined as the project progresses.

Fire

Due to the nature of the project providing multi-family residential housing, it is anticipated that the building will have fire suppression measures. This will be further investigated and designed as the project progresses.

Relief Requested from the Planning Commission

The following summarizes anticipated Relief required for the Project

- Use Multi-family residential use is not an allowed use in any of the zoning districts
- Rear yard setback The proposed building is proposed to be 16.4' – 24.9' from the rear property line
- Lot Coverage As proposed the lot coverage = 66.9% +/- exceeding the maximum permitted of 60%

Required Approvals by State and Other Agencies

1. RIDEM and/or RIPDES approval / to be further refined as project progresses
2. Town PAPA for drives and revisions to curb line
3. RI Energy approvals related to gas and electric to be submitted and coordinated
4. Cable and Phone services as coordinated with the cable provider
5. Town Sewer and West Warwick Sewer Commission for the sewer line extension and connection
6. Kent County Water Authority approval for service connection and fire suppression
7. RI Housing / Coventry Housing Authority as housing monitoring agent for affordable units

Town Approvals

1. Town Major Land Development Plan approval.
2. Town Administrative Subdivision Approval for lots merger
3. Town Soil Erosion Control Plan approval
4. Fire Marshal approval.