

WESTWOOD ESTATES RECONFIGURATION PLAN
PLANNED UNIT DEVELOPMENT MODIFICATION REQUEST

APPLICATION

The application to the Town Council is to amend the existing Planned Unit Development (PUD) for the Westwood Estates mobile home park (Assessor's Plat 43, Lots 35 and 35.1, Assessor's Plat 35, Lot 32.1) to allow for an increase in the maximum number of mobile home sites (i.e. sublots) that shall be allowed in the park. Specifically, the request is to increase the number of sites from the existing 466 by forty-six (46), to a new maximum number of 512 sites/mobile homes.

The existing zoning ordinance for the property was adopted by the Coventry Town Council November 24, 2003. That Ordinance rezoned the property to Planned Unit Development (PUD), permitted an additional ninety-six (96) apartments on the site, and permitted retention of all rights under the Residential Mobile Home (RMH) district standards. The current proposed amendment to the zoning ordinance and map would eliminate the permitted ninety-six (96) apartments.

PROJECT

The Westwood Estates Reconfiguration Plan proposes to increase the number of mobile home sites within the park through a combination of:

- 1) the creation of new infill sites along existing and/or three (3) proposed new roads within the park (Phase 1), and
- 2) the relocation and/or reorientation of some existing mobile homes that currently occupy multiple sites to allow for the installation of new mobile homes on single sites (Phase 2).

As currently proposed, Phase 1 shall create thirty-seven (37) new infill lots and three (3) new dead-end (cul-de-sac) roads (note that some of the thirty-seven (37) infill lots shall be developed along existing roads), while Phase 2 shall allow for the installation of nine (9) new mobile homes, for the total of forty-six (46) new units.

The new mobile homes shall be serviced by either the existing water system (for sites having frontage on same) or proposed water main extensions, and either on-site wastewater treatment systems (OWTS's) or connections to the existing sanitary sewer system within the park. Finally, stormwater management shall be provided in accordance with the requirements of the Rhode Island Stormwater Management Design and Installation Rules (SMDIR) and applicable Town of Coventry stormwater management standards.

UNIT DENSITY

The existing, proposed, and prospective unit density of each phase was determined and tabulated:

PHASE	TOTAL SUITABLE AREA (AC)	UNIT COUNT	UNIT DENSITY (UNITS/AC)
EXISTING	128.880	466	3.62
PROPOSED PHASE 1	127.394	503	3.95
PROPOSED PHASE 2	127.394	512	4.02
WITH APARTMENTS (96)	128.880	562	4.36

The total suitable area for each phase was determined in accordance with Town requirements; wetlands, wetland buffers, flood zone areas and right-of-way areas were delineated, tabulated and deducted from the total lot area to determine the total suitable lot area. Note that the suitable area for Phases 1 and 2 is reduced from existing conditions, which accounts for the three (3) new roads that would be constructed to serve the new Phase 1 sites.

For comparative purposes, the unit density that would result from the currently allowed development of ninety-six (96) apartments was also determined; that density (4.36 units/acre) is appreciably higher than the 4.02 unit/acre density that would be allowed by this proposed modification.

TRAFFIC

A Vehicle Trip Generation analysis & report have been prepared at this stage, and are presented below.

VEHICLE TRIP GENERATION PROJECTION - EXISTING 466 SITES								
# Units	PROPOSED USE	ITE USE CODE	PEAK HOURLY TRIPS OF ADJACENT STREET TRAFFIC					
				WEEKDAY AM (7-9)		WEEKDAY PM (4-6)		SATURDAY PEAK HOUR
466	Mobile Home Park	240	AVERAGE RATE (TRIPS/HOUR)	220		303		303
			ENTER	25%	55	65%	197	53% 161
			EXIT	75%	165	35%	106	47% 142
			TOTAL	100%	220	100%	303	100% 303

Wkdy AM Peak Hr: Avg. Rate/# Unit 0.47

Wkdy PM Peak Hr: Avg. Rate/# Unit 0.65

Saturday Peak Hr: Avg. Rate/# Unit 0.65

VEHICLE TRIP GENERATION PROJECTION - PROPOSED 512 SITES									
# Units	PROPOSED USE	ITE USE CODE	PEAK HOURLY TRIPS OF ADJACENT STREET TRAFFIC						
				WEEKDAY AM (7-9)		WEEKDAY PM (4-6)		SATURDAY PEAK HOUR	
512	Mobile Home Park	240	AVERAGE RATE (TRIPS/HOUR)	241		333		333	
			ENTER	25%	60	65%	216	53%	176
			EXIT	75%	181	35%	117	47%	157
			TOTAL	100%	241	100%	333	100%	333

Wkdy AM Peak Hr: Avg. Rate/# Unit 0.47

Wkdy PM Peak Hr: Avg. Rate/# Unit 0.65

Saturday Peak Hr: Avg. Rate/# Unit 0.65

The trip generation projects an increase in vehicle trips of approximately ten (10) percent during each of the analyzed peak hours, which is commensurate with the proposed $\approx 10\%$ increase in the number of units.

Note that this analysis is limited to estimates of vehicle trips to and from the park under existing conditions, and projections of trips to and from the park under proposed (full-build) conditions; it is not an analysis of existing and/or projected traffic conditions on the adjacent/nearby Town and/or State roads (specifically Reservoir Road and Tiogue Ave/Nooseneck Hill Road (RI Route 3)). A more detailed Traffic Impact Study, which shall include the analysis/assessment of existing and projected roadway traffic conditions, shall be performed at a later permitting stage, if required.

FISCAL IMPACT STATEMENT

Expenses incurred by the Town for residential developments typically consist predominantly of the following:

- Enrollment of school-age children in public schools;
- Public roadway/right-of-way maintenance;
- Public stormwater management (drainage) system operation and maintenance;
- Municipal trash removal.

These expenses are partially offset by the residential property tax revenues generated by the units in the developments.

It is not anticipated that the changes from the proposed expansion shall result in a significant increase in the expenses incurred by the Town:

- Historically, this mobile home neighborhood has not added a significant number of school children to the Town's school system, and it is not anticipated that the expansion (consisting exclusively of mobile homes similar to those already in the development) will draw a significant number of new families with school-age children.

- The proposed new roadway extensions shall be private, which shall not require maintenance or snow plowing by the Town's Department of Public Works (no expense).
- Any proposed new stormwater management features shall be private, which shall not require maintenance by the Town's Department of Public Works (no expense).
- Trash pickup shall be by private vendors, and not by the Town (no expense).

Therefore, the increase in municipal expenses from the expansion is anticipated to be modest, and the tax revenues from the additional mobile home sites will likely offset the majority of those additional expenses.

PLANNING PROCESS

The project is being submitted to the Town of Coventry Planning Board for Master Plan approval, in order to receive approval for and vesting of the proposed increase in the maximum number of mobile homes within the park (forty-six (46) total additional homes, for a new total of 512). The Master Plan submission shall be presented at a public hearing of the Planning Board, during which residents of Coventry will be able to ask questions and make comments about the project for the public record.

As part of the Master Plan process, the project has contemporaneously been submitted to the Town Council for approval of the modification to the existing Westwood Estates PUD; the Planning Board shall be asked to provide a recommendation relative to the proposed PUD modification prior to the Town Council hearing for same. The Town Council public hearing at which the PUD modification request shall be heard will also provide Coventry residents with the opportunity to ask questions and make comments about the project.

Upon receipt of the Master Plan approval by the Planning Board and approval of the PUD modification by the Town Council, the more detailed designs for both phases of the proposed development shall be prepared. The project shall then return to the Planning Board as a Preliminary Plan submission. The more detailed plans shall include design of the proposed roadways, utility (water & sanitary sewer) extensions and services, stormwater management and landscape. The Preliminary Plan shall also require approvals from outside agencies/entities having jurisdiction, including but not limited to the Kent County Water Authority (KCWA), the Town of Coventry Sewer Authority, the Rhode Island Department of Environmental Management (RIDEM), and the Central Coventry Fire District (CCFD). The Preliminary Submission plans shall also be presented at a public hearing of the Planning Board.