

NARRATIVE REPORT
Residential Cluster Subdivision
Assessor's Plat 28 Lots 113 and 113B

Pre-Application Meeting

Existing Conditions

Applicant proposes a Residential Cluster Development pursuant to Section 9.2 of the Land Development and Subdivision Regulations. The 2 existing parcels contain 494,469 square feet (11.351 acres) with a total LUD of 61,899 square feet thus yielding 5.41 units as defined in Section 9.2.

Lot 113B, 46 Fairview Ave., contains a single-family dwelling with 315.97 feet of frontage and 68,686 square feet. Lot 113 is a vacant lot with 31.67 feet of frontage, containing 425,783 square feet of land. Lot 113 is accessed by a small driveway on the property boundary with lot 114, which encompasses its 31.67 feet of frontage. The existing driveway passes immediately adjacent to Lot 114's (directly south) garage and property line. Lot 114's garage has small encroachment of 36 square feet onto lot 113.

Proposed Lot A, a/k/a Lot 113B 46 Fairview Ave.

Under the proposal, lot 113B will have a new frontage of 257.59 feet and 55,570 square feet ("Proposed Lot A" on Drawing No. 2). The frontage will remain conforming with the RFR 80 and consistent with the neighborhood. The new dimensions improve the setback of the existing driveway to lot 114 and remain consistent with the neighboring properties.

The existing structure at 46 Fairview Ave is setback 45' from the public road, in conformance with the current front setback requirements of the Zoning Ordinance. Applicant is requesting a reduction of the 100' buffer under Section 9.2 for the existing structure from the front and side setback. To maintain the existing wooded buffer on the northwesterly boundary, applicant proposes a 50 foot no-cut buffer included as a deed restriction on the parcel.

Proposed Driveway

The proposed cluster will move the existing driveway northwesterly, increasing the setback of the driveway to lot 114 from zero to 40 feet. As shown on the plan, applicant proposes a private driveway to service cluster subdivision. The right of way is 50 feet in width, with a proposed 20' private drive.

A portion of the proposed driveway will be within the 100' setback from lot 114, leading from Fairview Ave. into the development. However, Applicant has located as much of the proposed driveway outside of the buffer as possible. Additionally, the proposed private drive's location adds a buffer to lot 114 from the existing driveway.

Proposed lots B through E

Proposed lots B through E are conforming with the requirements of the Cluster Subdivision. Additionally, the lots are designed to minimize disturbed area. The subdivision will retain 5.399 acres of open space, approximately 51.5% of the total development.

Applicant is proposing to grant permanent easements to the abutting parcels at Lots 113A and 114 for pedestrian access to the trails through the proposed private drive. The trails are pre-existing trails located in the open space area of the proposed development. The walking trails enter the property from AP 29 Lot 119, owned by the State of Rhode Island.