

## PUBLIC NOTICE: INVITATION OF COMMENTS

Pursuant to *Section 45-22.2-9(c)(2) of the General Laws of Rhode Island*, the Division of Planning hereby gives public notice of the invitation of comments from regional and state agencies, contiguous communities, and other interested parties regarding the local comprehensive plan document listed below.

### **The Town of Richmond, RI Comprehensive Community Plan - 2013**

**ID#: RMD-16-01**

*Posted October 31, 2016*

Amendment to establish a *Planning Development Resort District* land use category and zoning district.

#### Materials Attached for Review:

- New text has been inserted into the Land Use Element (pgs. 116 and 117) to describe the *Planned Development Resort District*.
- Map 13: Future Land Use Plan (Existing and Proposed) illustrates the primary land use designations changed include: Residential Medium Density, Residential Low Density, Light Industrial, and Planned Development District.
- Map 14: Zoning (Existing and Proposed) illustrates the primary zoning designations changed include: R-2 – Residential (2-acre minimum), R-3 – Residential (3-acre minimum), LI – Light Industrial, and PD – Planned Development.

The comment period for review is thirty days from the date of posting. All comments should reference the **document title and identifier number**, and should be submitted to:

Benny Bergantino, Senior Planner  
Dept. of Administration  
Div. of Planning  
Statewide Planning Program  
One Capitol Hill  
Providence, RI 02908

Voice (401) 222-1755  
Fax (401) 222-2083  
Benny.Bergantino@doa.ri.gov

**Textual Amendments:**

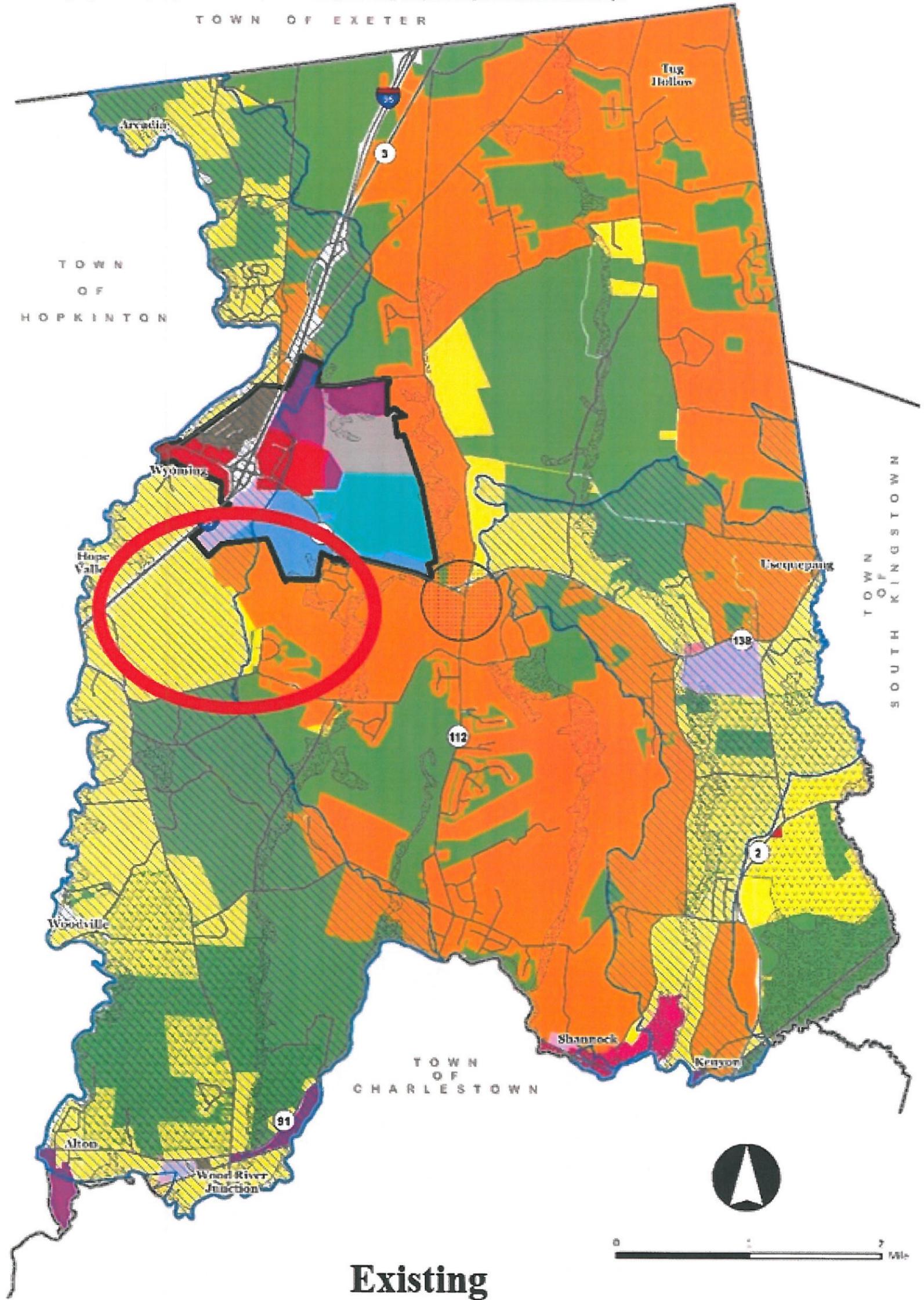
- A. At the top of page 116, Planned Development - Resort is added to the list of categories under the preface section of the Future Land Use Concept Plan.
- B. On page 117, a new section describing the new land use category is added and reads as follows:

Planned Development - Resort

This district encompasses about 600 acres east of Route 95 and south of Kingstown Road (Route 138). The use envisioned for this district is a recreational and residential resort designed to provide a unique wilderness experience for residents of a restricted-access residential area and a range of recreational uses for residents and the public. Limited commercial development, including a hotel, a function facility and restaurants, would provide amenities for residents and guests. Recreational activities offered would include equestrian activities, hunting, shooting, hiking, golf, and tennis. Sleeping structures such as yurts, tree houses, and hobbit houses, would provide unique recreational accommodations. Streets providing access to residential areas would be unpaved to enhance the wilderness atmosphere. All streets and infrastructure would be privately-owned and not maintained by the town.

Zoning for the district should address compatibility with nearby land uses, impact to public facilities and services, an open space requirement, and accommodation of the limitations presented by the Aquifer Overlay District, a portion of which is located in the district.

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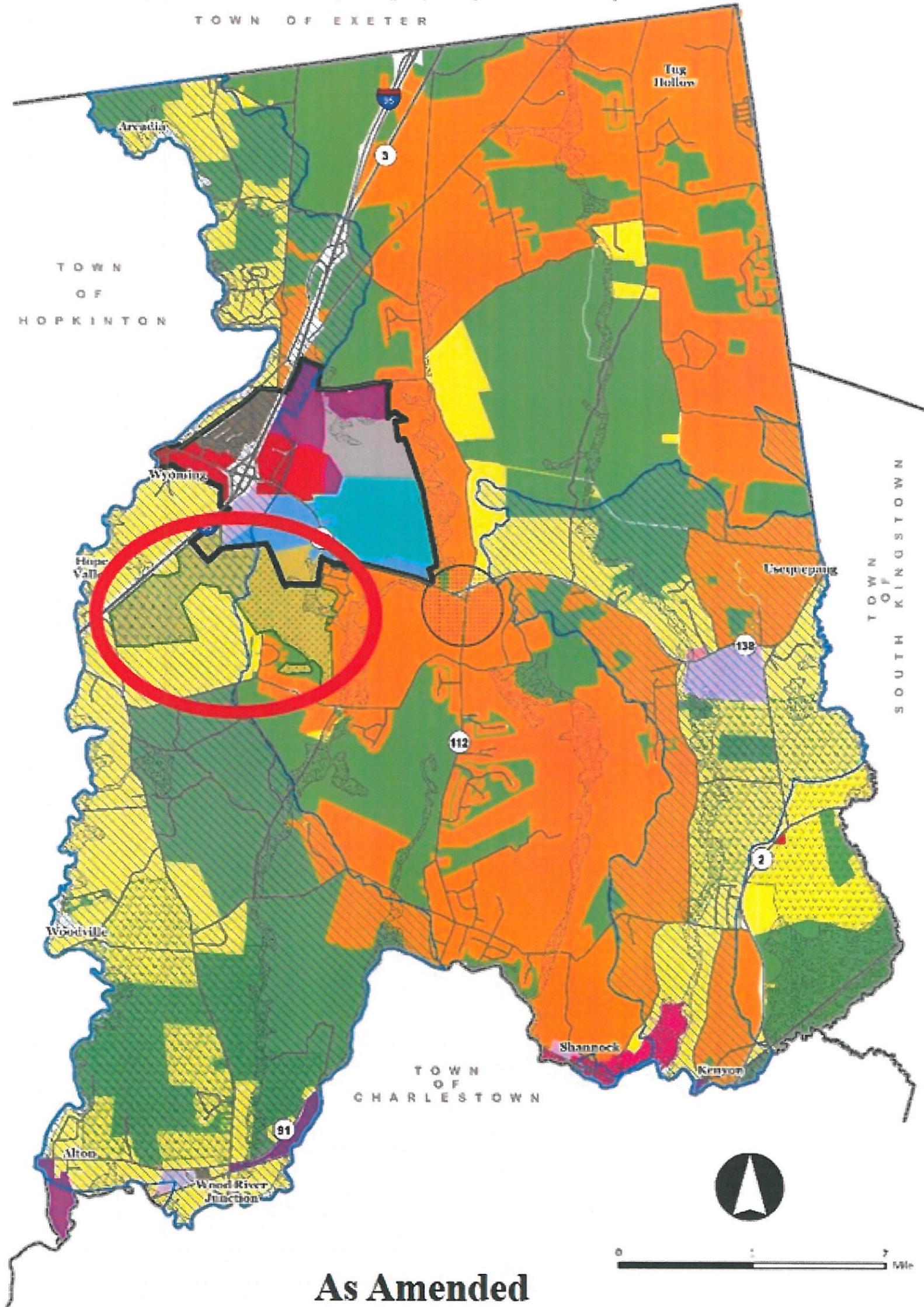
**Existing**

## RICHMOND COMPREHENSIVE COMMUNITY PLAN 2014

Map 13 - Future Land Use Plan  
(adopted August 12, 2014)

- |  |                            |   |
|--|----------------------------|---|
| Infill and Growth Areas                      | Protected Open Space       | Shannock Village                          |
| Potential Future Growth Area (to be studied) | Residential High Density   | Industrial                                |
| Municipal Border                             | Residential Medium Density | Light Industrial                          |
| Roads  | Residential Low Density    | Fine Tech                                 |
| Railway                                      | General Business           | Planned Development District              |
| Agriculture Overlay District                 | Neighborhood Business      | Planned Unit Development Village District |
| Aquifer Overlay District                     |                            |   |
| Flood Overlay District                       |                            |   |

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**As Amended**

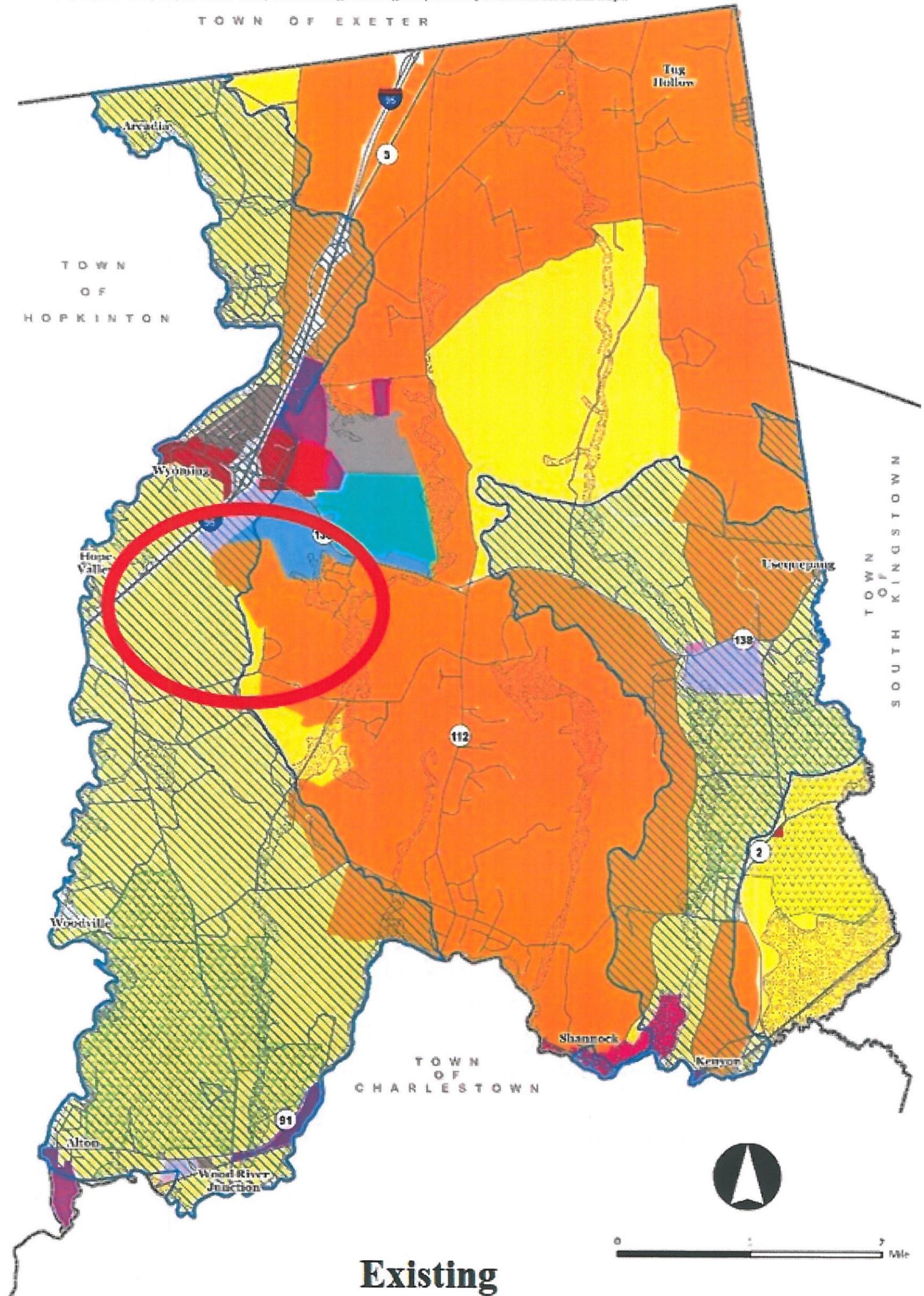
**RICHMOND COMPREHENSIVE COMMUNITY PLAN 2014**

**Map 13 - Future Land Use Plan**  
(adopted September 20, 2016)

- |  |                            |   |
|--|----------------------------|---|
| Infill and Growth Areas                      | Protected Open Space       | Industrial                                |
| Potential Future Growth Area (to be studied) | Residential High Density   | Light Industrial                          |
| Municipal Border                             | Residential Medium Density | Flex Tech                                 |
| Roads  | Residential Low Density    | Planned Development District              |
| Railway                                      | General Business           | Planned Development Resort District       |
| Agriculture Overlay District                 | Neighborhood Business      | Planned Unit Development-Village District |
| Aquifer Overlay District                     | Shannock Village           |   |
| Flood Overlay District                       |                            |   |
| <b>Resort Area overlays</b>                  |                            |   |
| Low Density Residential                      |                            |   |
| Medium Density Residential                   |                            |   |

Data sources: Richmond GIS, RIGIS

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## RICHMOND COMPREHENSIVE COMMUNITY PLAN 2014

### Map 14 - Zoning

(adopted August 12, 2014)

#### Zoning Districts

- R-1: Residential, 1 acre minimum
- R-2: Residential, 2 acre minimum
- R-3: Residential, 3 acre minimum
- GB: General Business
- NB: Neighborhood Business

#### SV: Shannock Village

- PD: Planned Development
- I: Industrial
- II: Light Industrial
- FT: Flex Tech
- FUDVC: Planned Unit Development District - Village Center

#### Overlay Districts

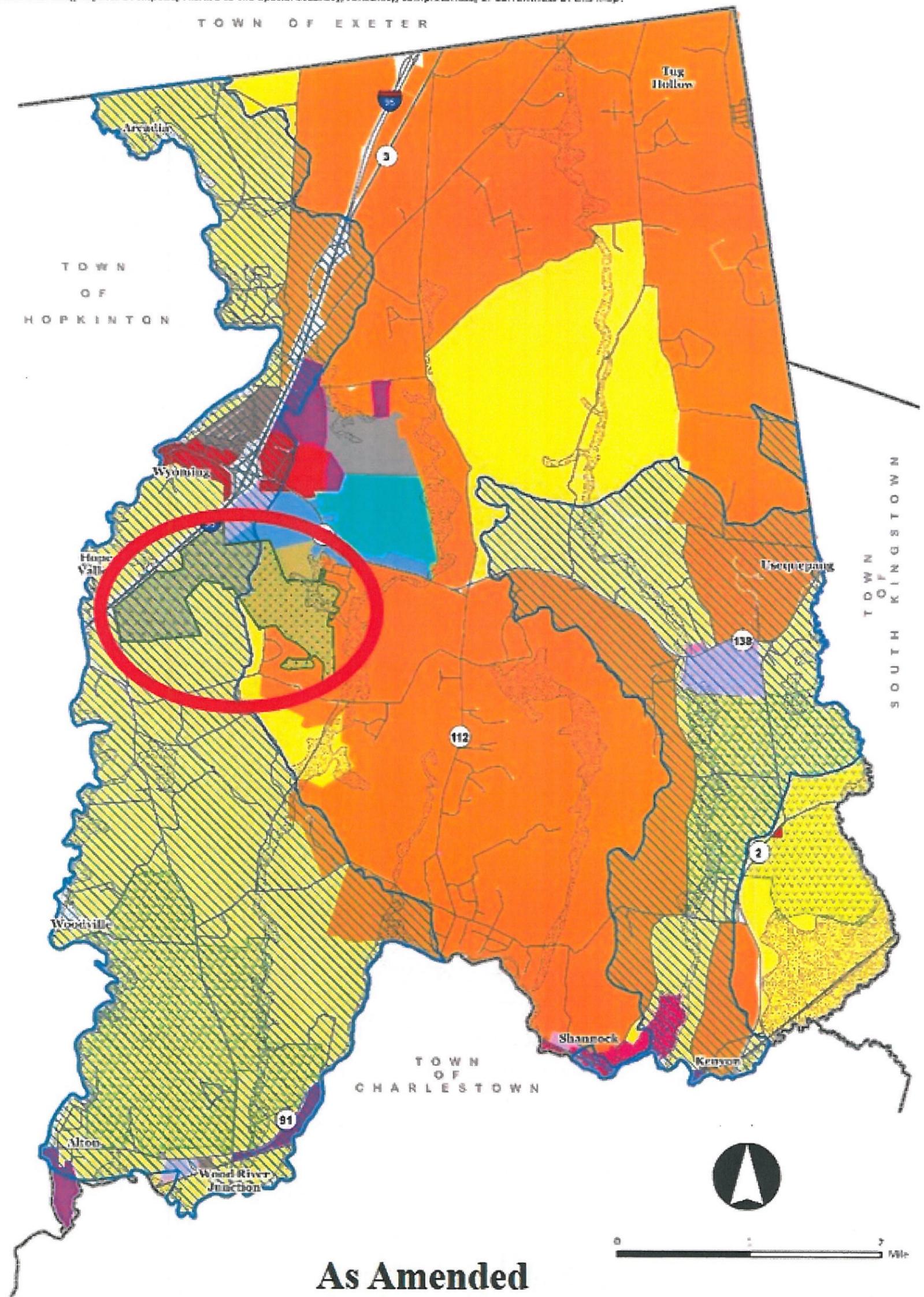
- Agriculture Overlay District
- Aquifer Overlay District
- Flood Overlay District
- Municipal Border
- Roads
- Railway

Data sources: Richmond GIS, RIGIS

MH 8/2014

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**As Amended**

**RICHMOND COMPREHENSIVE COMMUNITY PLAN 2014**

**Map 14 - Zoning**

(adopted September 20, 2016)

**Zoning Districts**

- R-1 : Residential, 1 acre minimum
- R-2 : Residential, 2 acre minimum
- R-3 : Residential, 3 acre minimum
- GB : General Business
- NB : Neighborhood Business
- SV : Shannock Village

**PD : Planned Development**

- PDR : Planned Development Resort District
- I : Industrial
- LI : Light Industrial
- FT : Flex Tech
- PUDVC : Planned Unit Development District - Village Center

**Overlay Districts**

- Agriculture Overlay District
- Aquifer Overlay District
- Flood Overlay District
- Resort Overlay Area**
- 1 dwelling unit per 2 acres
- 1 dwelling unit per 3 acres
- Municipal Border
- Roads
- Railway

Data sources: Richmond GIS, RIGIS  
NH 9/2016