



## MEMORANDUM

February 27, 2024

Doug Mclean,  
Director of Planning and Development  
1675 Flat River Road  
Coventry, Rhode Island, 02816

**RE: *Coventry Self Storage Loading Space Variance Memo  
1920 Nooseneck Hill Road, Coventry, Rhode Island***

In response to comments from the Town related to the proposed development; Kimley-Horn is providing this memorandum for the dimensional variance application for loading spaces. The following provides information in support of a loading space variance for the proposed development of the Self-Storage Facility (Project), located at 1920 Nooseneck Hill Road, along Nooseneck Hill Road, north of Harkney Hill Road. The Project will be constructed on the existing parcel, adjacent to the existing Coventry Mini Storage. The existing Coventry Mini Storage consists of six (6) one-story metal storage buildings, totaling 28,542 square feet. There are currently 303 individual units provided. Specifically defined loading spaces are not provided for the existing storage buildings. Rather, current users enter the site, drive to, and park at their units.

Per the Overall Site and Utility Plan prepared by the Applicant and included in **Attachment A**, the proposed development will consist of a three-story, 75,088 square feet, climate-controlled self-storage facility, a total of four (4) parking spaces (including one (1) ADA space), and one (1) loading zone, which is approximately 60 feet in length that can accommodate small trucks and cars. Renters of space at the new three-story facility would enter through the main door and walk to their unit or go to the loading zone or parking spaces. Once completed, the facility is anticipated to have one (1) employee per on-site shift.

Based on new information provided by the applicant, the new building would accommodate about 500 individual units. Based on existing operating data, a typical 90% occupancy (725 units will be occupied out of roughly 803 units) is anticipated by tenants once the facility is leased up including existing and proposed development. It is estimated for the proposed new facility, approximately 450 units out of roughly 500 units would be occupied based on the 90% occupancy. Based on other facilities, the busiest time for activity at these types of land uses is at the beginning and end of the month for about two (2) days. This is due to new customers moving in, or existing customers are moving out. Additionally, Fridays and Saturdays tend to be the busier timeframes.

The [Town of Coventry Zoning Bylaws, Section 255-1210](#) specifies that a loading space shall have minimum dimensions of not less than 12 feet in width, 60 feet in length and a clearance of height of not less than 14 feet. At least 1 off-street loading space shall be provided and maintained on the same lot for every use having a gross floor area up to 5,000 square feet and 1 additional loading space shall be provided for each additional 10,000 square feet of the gross floor area. 75,088 square feet of proposed building would require 8 loading spaces. As generally recognized, and per coordination with director of

the Planning Department, Doug Mclean, mini-storage facilities do not generate high concentrations of demand in terms of both trips and loading space demands. Providing 8 specific loading spaces based on the currently available Town Zoning Bylaws would be highly excessive and not consistent with this type of use. Once completed the project is anticipated to have one (1) employee per on site shift, therefore there will be three (3) parking spaces available for the customer's use. Customers could utilize the proposed parking spaces for loading and unloading in addition to the designated 60 foot long loading zone. This would result in four (4) spaces in total available for customer use to load and unload. While lower than seven, our information indicates that the four spaces will be more than adequate to meet the needs. As a result, it has been determined that the proposed four (4) parking spaces and one (1) loading zone will adequately meet the needs for the proposed use based on employees and storage units occupied.

Please contact me at 617.466.6347 or [Bill.Scully@kimley-horn.com](mailto:Bill.Scully@kimley-horn.com) should you have any questions or require additional information.

Very truly yours,

**KIMLEY-HORN AND ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "William J Scully".

William J. Scully, P.E.  
Sr. Project Manager (RI PE #7343)

Attachments:

Appendix A: Overall Site and Utility Plan

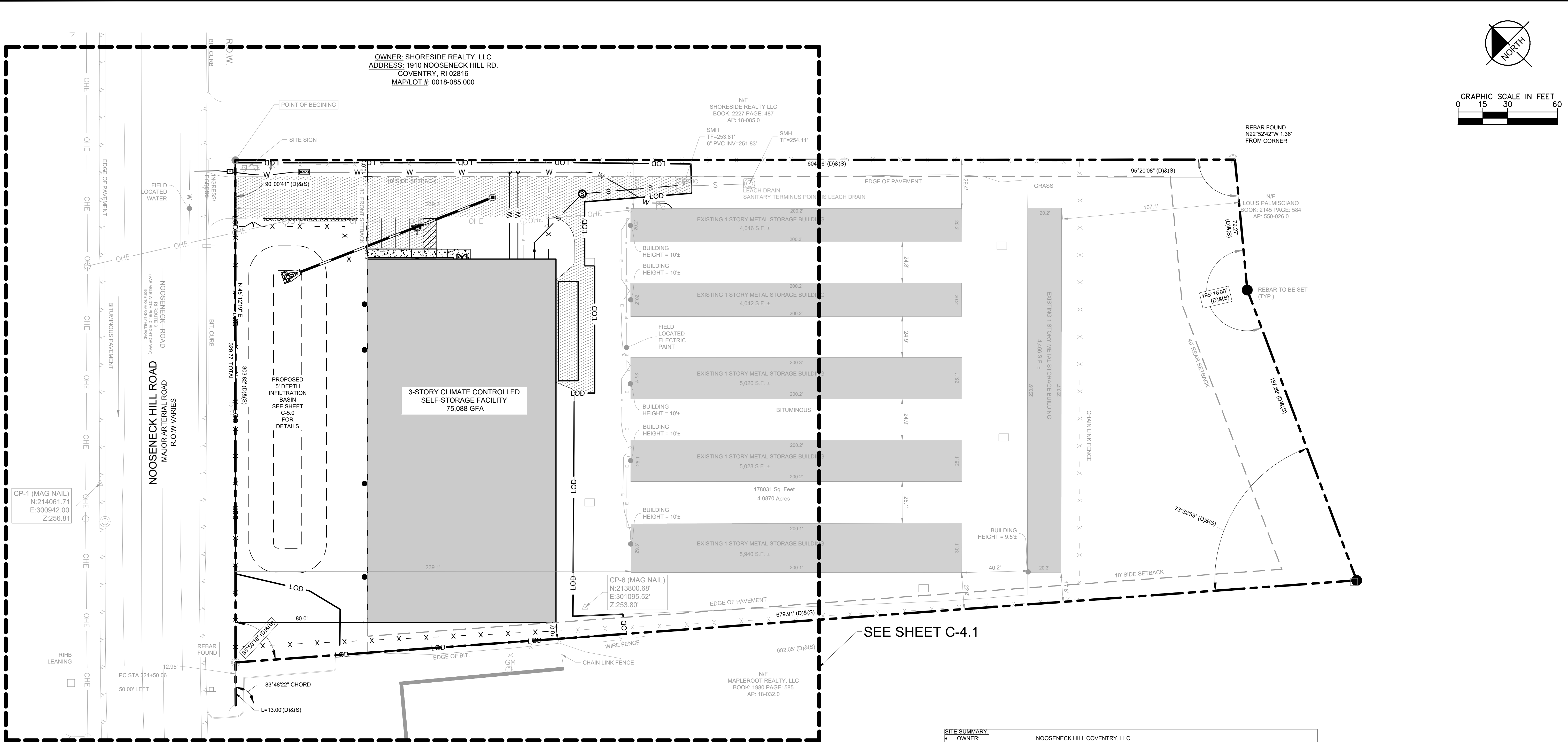


## **Appendix A**

### **Overall Site and Utility Plan**

Plotted By:Pouel, Samiksha Sheet Set:Kha Layout:OVERALL PLAN February 29, 2024 11:28:34am K:\BOS Civil\BOS Projects\112704000 Mini Storage Coventry, RI\CAD\PlanSheets\SITE PLAN.dwg

This document, together with the concept and design presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**SITE SUMMARY:**

- OWNER: NOOSENECK HILL COVENTRY, LLC
- PLAT NUMBER: 31
- MAP-LOT #: 0010-031.000
- SITE ADDRESS: 1920 NOOSENECK HILL ROAD, COVENTRY, RI, 02816
- PARCEL AREA: 4.09 ACRES
- ZONING: GB1 (GENERAL BUSINESS - 1 ACRE)
- FIRE DISTRICT: CENTRAL COVENTRY FIRE DISTRICT
- DISTURBED AREA: 1.39 AC

**NOTES**

- THE CURRENT USE OF THE SITE IS DRIVE-UP SELF STORAGE.
- PER THE SURVEY TITLED "ALTAMPS LAND TITLE SURVEY" BY MKA DATED FEBRUARY 15, 2022 AND REVISED SEPTEMBER 29, 2022, NO CEMETERIES HAVE BEEN LOCATED ON THIS PARCEL.
- VERIFIED AS OF SEPTEMBER 18TH, 2023, THE PROJECT IS LOCATED IN A RIDEM NATURAL HERITAGE AREA PER RIDEM ENVIRONMENTAL RESOURCE MAP GIS.
- VERIFIED AS OF SEPTEMBER 18TH, 2023, THE PROJECT IS LOCATED IN AN AREA WHERE GROUNDWATER IS DESIGNATED AS GAA PER RIDEM ENVIRONMENTAL RESOURCE MAP GIS.
- VERIFIED AS OF SEPTEMBER 18TH, 2023, THE PROJECT IS NOT LOCATED IN COMMUNITY OR NON-COMMUNITY WELL HEAD PROTECTION AREAS PER RIDEM RESOURCE MAP GIS.
- VERIFIED AS OF SEPTEMBER 18TH, 2023 THE EXISTING STRUCTURES ARE NOT LISTED ON THE NATIONAL HISTORIC REGISTER AND DO NOT HAVE HISTORICAL VALUE.

ZONING DATA TABLE		
	REQUIRED	PROPOSED
GROSS FLOOR AREA	N/A	EXISTING: 28,542 SF PROPOSED: 75,088 SF TOTAL: 103,630 SF
LOT COVERAGE	60% MAXIMUM	60%
BUILDING HEIGHT	35'-0"	35'-0"
SETBACKS	FRONT: 80' (ARTERIAL ROAD) SIDE: 10' REAR: 40'	FRONT: 80' SIDE(SOUTH): 10' SIDE(NORTH): 10' REAR: >40'
PARKING REQUIREMENTS	1 SPACE FOR EACH 300 SF OF GFA (MINIMUM 3 SPACES) 346 PARKING SPACES REQUIRED FOR SITE	4 PARKING SPACES INCLUDING 1 ADA STALL <b>PARKING WAIVER REQUESTED</b>
LOADING ZONE	ONE OFF-STREET LOADING SPACE FOR EVERY USE HAVING A GROSS FLOOR AREA UP TO 5,000 SQUARE FEET. ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 10,000 SQUARE FEET. 8 LOADING SPACES REQUIRED FOR SITE	1 LOADING SPACE PROVIDED FOR THE 75,088 GSF BUILDING <b>LOADING SPACE VARIANCE REQUESTED</b>

**LEGEND**

- PROPERTY LINE
- LOD --- PROP. LIMITS OF DISTURBANCE 1.39 AC
- PROP. BUILDING
- PROP. ASPHALT
- PROP. SIDEWALK
- W EXIST. WATER
- W PROP. WATER
- S EXIST. SEWER
- S PROP. SEWER
- S PROP. STORM
- PROP. STORM STRUCTURE

COVENTRY SELF STORAGE

PREPARED FOR  
NOOSENECK HILL COVENTRY, LLC  
1920 NOOSENECK HILL RD  
COVENTRY, RI 02816  
COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER  
**C-4.0**

OVERALL SITE AND UTILITY  
PLAN

KHA PROJECT  
112704000

DATE  
11/01/2023

SCALE AS SHOWN

DESIGNED BY  
CGA

DRAWN BY  
CGA

CHECKED BY  
BB

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
404 WYNNAN STREET, SUITE 385, WALTHAM, MA 02451  
PHONE 781-328-8876  
WWW.KIMLEY-HORN.COM

BRIAN J. BREWER

No. 8946

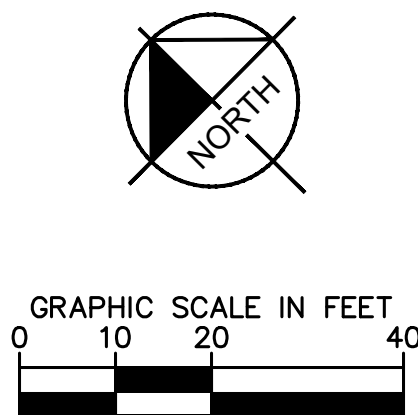
REGISTERED  
PROFESSIONAL ENGINEER  
(CIVIL)

BY

DATE


REVISIONS

No.

[illegible]

**Kimley»Horn**

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
404 WYNNMAN STREET, SUITE 385, WALTHAM, MA 02451  
PHONE: 781-328-0676  
WWW.KIMLEY-HORN.COM

*Brian J. Brewer*  
**BRIAN J. BREWER**  
 9/26/2022  
  
 No. **8946**  
**REGISTERED**  
**PROFESSIONAL ENGINEER**  
**(CIVIL)**

KHA PROJECT 112704000	DATE 11/01/2023
SCALE AS SHOWN	DESIGNED BY CGA
	DRAWN BY CGA
	CHECKED BY BB

# SITE AND UTILITY PLAN

# COVENTRY SELF STORAGE

PREPARED FOR  
NOOSENECK HILL COVENTRY, LLC  
1920 NOOSENECK HILL RD  
COVENTRY, RI 02816

COVENTRY  
AP 10 LOT 31  
RHODE ISLAND





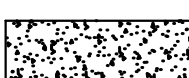





SHEET NUMBER  
C-4.1

10

**QUANTITY SUMMARY:**  
TOTAL CONCRETE SIDEWALK: ~60 LF  
TOTAL ASPHALT DRIVEWAY: ~400 LF  
TOTAL 6" CONCRETE CURB: ~50 LF

NOTES	
1.	QUANTITIES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
2.	QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL COMPLETE THEIR OWN QUANTITY TAKE OFF WHEN DETERMINING THE BID PRICE FOR THE PROJECT.

## LEGEND

- |   |                                     |
|---|-------------------------------------|
|  | PROPERTY LINE                       |
|  | PROP. LIMITS OF DISTURBANCE 1:39 AC |
|  | PROP. BUILDING                      |
|  | PROP. ASPHALT                       |
|  | PROP. SIDEWALK                      |
|  | EXIST. WATER                        |
|  | PROP. WATER                         |
|  | EXIST. SEWER                        |
|  | PROP. SEWER                         |
|   | PROP. STORM                         |
|  | PROP. STORM STRUCTURE               |

Prepared By: Armstrong, Caroline Sheet Set: KHA Layout: 1 November 01, 2023 06:04:22pm K:\BOS\_Civil\BOS Projects\112704000 Min Storage (Coventry, RI)\CAD\Plan\Sheets\SITE PLAN.dwg