

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, April 11, 2012

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and approval of the February 2012, meeting minutes.

Public Meeting

Minor Subdivision

Stone Castle Lot

Location: West Shore Road (rear of Bishop Hendricken High School)
Applicant(s): Diocese of Providence (Bishop Hendricken High School)
Assessor's Plat: 352
Assessor's Lot(s): 43
Zoning District: A-10-Residential
Land Area: 32.439 acre
Surveyor: Insite Engineering Services, LLC
Ward: 5

The Applicant is requesting Preliminary Approval of a Minor Subdivision to subdivide one (1) lot to create two (2) lots; one (1) 27.160 acre lot with an existing high school and related facilities and one (1) new 5.279 acre lot for development.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1, "Purposes and General Statements" of the City's Development Review Regulations, and:

1. That the subject property is located at 2615 Warwick Avenue & West Shore Road and is identified as Assessor's Plat: 352, Assessor's Lot: 43.
2. That the subject property consists of one (1) tax assessor's lot totaling 32.439 acres and is currently zoned Residential A-10.

3. That the Applicant proposes to create two (2) lots; one (1) 27.160 acre lot with an existing high school and related facilities and one (1) new 5.279 acre lot for development.
4. That the Residential A-10 Zoning District requires a minimum of 100 feet of frontage and lot width and a minimum area of 10,000 square feet per individual lot.
5. That the proposed development is in compliance with the standards and provisions of the City's Zoning Ordinance.
6. That all lots as proposed will conform to the requirements of the Residential A-10 Zoning District.
7. That the Applicant has received RIDEM Wetlands Determination No. 11-0234.
8. That the proposed development is generally consistent with the Comprehensive Community Plan.
9. That there will be no significant negative environmental impact from the proposed development.
10. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
11. That the proposed development possesses adequate access to a public street.
12. That the property will have access to public sewer and water.

Planning Department Recommendation

The Planning Department's recommendation is to grant Preliminary Approval, with Final to be by the Administrative Officer, with the following stipulations:

1. That the Final Plan shall show all Zoning Boundary Lines, as required per *Development Review Regulation, Appendix B, Checklist Item #5*.
2. That the Final Plan shall show Station and Off-Sets to all highway bounds and to the property corners of the subject lot along West Shore Road.
3. That the Final Plan shall correct Note # 6, to read "Assessor's Lot 43."
4. That the Applicant shall receive all necessary State and Local approvals, prior to the issuance a building permit.

5. That prior the issuance of a building permit, the Applicant shall receive approval from the Historic Cemetery Commission and record an access easement to Historic Cemetery No. 28, also known as Assessor's Plat 352, Assessor's Lot 42.
6. That prior to any alteration to historic stone walls, the Applicant shall receive approval from the Historic District Commission.
7. That prior to receiving a soil erosion permit, the Applicant shall coordinate with the City's Landscape Project Coordinator for the preservation of existing mature evergreen and deciduous trees.
8. That the Applicant shall coordinate with the Water Department for the water service connection.

Street Abandonment

Portion of Tillinghast Avenue (2' strip)

- Petitioner:** New England Investment Properties, Inc.
Location: 775-787 Bald Hill Road
Assessors Plat: 262, Assessor's Lot 279 (2' strip see attached map).
- Ward:** 8
- Reason:** The premises is of no use to the public as a highway or driftway. A recent survey revealed that two existing buildings located at 775-787 Bald Hill Road that have existed there for over 50 years, encroach on a 2' strip of the Right-of-Way. The Applicant is proposing to abandon a 2' strip of land and merge the strip of land with the remaining lot to ensure that the buildings are within the constraints of their property line.
- Appraisal:** The Applicant hired United Appraisal Group to do a Summary Appraisal of the aforementioned land and it was determined that the market value of the land is \$2000.
- Recommendation:** The City's Fire Department, Public Works Department, Land Trust, Conservation Commission, and Kent County Water have no objection to the proposed abandonment.
- The Sewer Authority has recommended conditional approval of the abandonment with the following stipulations:
1. That the Applicant will become responsible and liable for the portions of the sewer service line located within the abandonment.

2. The City must maintain the perpetual right to use any or all of the abandonment for the installation of utilities as needed in the future.
3. Any proposed improvements will require all applicable local or state permits.
4. An Administrative Subdivision meeting the standards as set forth in the “*Development Review Regulations governing Subdivisions Land Development Projects Development Plan Review*” must be completed and recorded, if the abandonment is approved by the City Council.

The Planning Department recommends the Planning Board forward a positive recommendation to the City Council for the requested 2’ strip of Tillinghast Avenue with the recommended stipulations.

Public Informational Meeting
Major Land Development Project

4573-4575 Post Road
 Damocles Realty, LLC

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| Applicant: | Damocles Realty LLC |
| Location: | 4573-4575 Post Road |
| Assessor’s Plat: | 220 |
| Lot: | 55 |
| Zoning District: | Residential, A-15 |
| Proposed Zone: | Residential, A-15 with Planning Unit Development (PUD) overlay |
| Land Area: | 1.27 acres |
| Number of Lots: | 1 |
| Engineer: | Gordon Archibald, Inc, Alpha Associates |
| Ward: | 9 |

The applicant is requesting Master Plan approval of a Major Land Development Project and a zone change recommendation to the Warwick City Council to construct a 1,148 square foot addition to an existing 2,550 square foot dental office. In addition to the office use, the building contains five (5) existing dwelling units. The applicant is seeking a zone change from Residential A-15, to Residential A-15, with a Planned Unit Development overlay, with zoning relief for minimum lot area, frontage, and width and greater than allowed total office area, on a lot with a building having less than required side yard setback, driveway width, setback for parking spaces and landscape buffers. Planned Unit Development (PUD) overlay districts are intended to encourage mixed use developments involving residential and commercial uses. According to the Warwick Zoning Ordinance, Section 309.4. *Residential PUD*, Planned Unit Development projects are eligible for consideration within all residential districts. The mixture of uses shall include residential as the principal use, combined with other uses, such as office or retail.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

1. Generally consistent with the Comprehensive Community Plan.
2. Not in compliance with the standards and provisions of the City’s Zoning Ordinance, therefore requiring City Council approval for a zone change from Residential A-15 to Residential A-15, with a Planned Unit Development overlay, with relief for minimum lot area, frontage, and width, and greater than allowed total office area, less than required building side yard setback, driveway width, setback for parking spaces and landscape buffers.
3. That the relief requested for less than required setback for parking spaces is from the northerly property line only.
4. That the subject property is located on the westerly side of Post Road and is identified as Assessor’s Plat: 220, Assessor’s Lot: 055, and consists of approximately 1.27 acres.
5. That surrounding properties fronting on Post Road consist primarily of commercial uses including office and multifamily dwellings.
6. That the parcel abuts residentially zoned property to the north, south and west.
7. That the subject property is located within close proximity to the commercial center of East Greenwich.
8. That in October 1984, the subject property received approval from the Zoning Board of Review, Petition #5283, authorizing the conversion of the existing dwelling and dental office, to five (5) dwelling units and a professional office and that the property has continued to operate in that capacity for the past 28 years.
9. That the applicant is proposing a 1,148 square foot addition to the office use in order to reconfigure the space for accessibility, and there will be no intensification of the existing use.
10. That there will be no significant negative environmental impacts from the proposed development.
11. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
12. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Master Plan approval, with the following stipulations:

1. That the Applicant shall receive approval from the City Council for a zone change from Residential, A-15, to include a Planning Unit Development overlay, with the necessary relief.
2. That a Stormwater Management Plan shall be designed in accordance with Rhode Island Stormwater Design and Installation Standards Manual, dated December 2010, to demonstrate a zero-net runoff from the development.
3. That the project engineer shall note the following items on the Preliminary Plan:
 - a. Property line dimensions along the north, south and west property lines.
 - b. Total lot area.
 - c. Elevation datum.
 - d. Dimension from the proposed parking area to the westerly property line.
 - e. Dimension from the existing building to the northerly property line.
 - f. A table showing current and proposed zoning requirements.
4. That the applicant shall improve the existing driveway to an increased width of 20', and provide adequate turning capabilities for fire apparatus.
5. That the applicant shall submit a landscape plan for review and approval by the Warwick Landscape Project Coordinator. This plan shall indicate and detail the proposed vegetative buffer along the westerly property line.
6. That the applicant shall receive approval from Kent County Water Authority, prior to obtaining a building permit.

Request for a Zone Change
Recommendation

Applicant: Damocles Realty, LLC
Location: 4573 /4575 Post Road
Assessor's Plat: 220
Assessor's Lot: 55
Zoning District: Residential A-15
Proposed Zoning: Residential A-15, Planned Unit Development (PUD) Overlay

Planning Department Findings

The Planning Department finds the proposed zone change to be in compliance with the City's Comprehensive Plan, including the Goals and Policies Statement, the Implementation Program and the Housing Element, and the Economic Development Element, including, but not limited to the followings:

- *Encourage commercial and industrial development in Warwick that emphasizes business retention and expansion.*
- *Ensure the retention and expansion of existing businesses in Warwick.*

The Planning Department also finds the proposed zone change to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

- 103.1 Promote the public health, safety and general welfare of the City.
- 103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.
- 103.3 Provides for orderly growth and development, which recognizes:
 - A.) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.
 - E.) The availability and capacity of existing and planned public and/or private services and facilities.
 - F.) The need to shape and balance urban and suburban development.
- 103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe and sanitary housing, including opportunities for the establishment of low and moderate income housing.
- 103.10 Promote a high level of quality in design in the development of private and public facilities.
- 103.15 Provide for reasonable accommodations in order to comply with the RI Fair

Housing Practices Act, the US Fair Housing Amendments Act of 1988 (FHAA), the RI Civil Rights for Individuals with Handicaps Act, and the Americans with Disabilities Act of 1990 (ADA).

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zone change from Residential A-15 to Residential A-15, with a Planned Unit Development Overly (PUD), with relief for minimum lot area, frontage, and width and greater than allowed total office area, on a lot with a building having less than required side yard setback, driveway width, setback for parking spaces and landscape buffers.

- 1) That any additional development on the property shall require a Development Plan Review (DPR) to be approved by the Warwick Planning Board in compliance with City of Warwick Development Review Regulations.

Actions by the Administrative Officer

Administrative Subdivision

| <u>Name</u> | <u>Assessor’s Plat:</u> | <u>Assessor’s Lot/s</u> |
|---------------------------------|--------------------------------|--------------------------------|
| Corrective PI Associates Plat A | 286 | 74+ |
| RePlat Lake View Terrace | 327 & 326 | 56, 57, & 258 |
| Warwick Lumber Plat | 344 | 11 & 639 |

Warwick Station Development District

Colbea Enterprises 2025 Post Road Replace Existing Price Sign with LED Price Sign