

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, December 12, 2012

Time: 6:00 p.m.

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

Public Meeting

**Request for a Zone Change
Recommendation**

Gray Street

Applicant: Harbor Light Marina, Inc.
Location: 200 Gray Street
Assessor's Plat: 378
Assessor's Lots: 1 (portion) and 2
Zoning District: Residential A-40, Residential A-40 with a Planned District Residential (PDR) Overlay and Waterfront Business
Proposed Zoning: Waterfront Business

The Applicant is requesting a recommendation to the City Council for a zone change on Assessor's Plat 378, a portion of Assessor's Lot 1 and the entirety of Lot 2, from a combination of Residential A-40, Residential A-40 with a Planned District Residential (PDR) overlay and Waterfront Business, to Waterfront Business (WB). Assessor's Lot 1 is currently a mixed zone, having both Residential A-40 PDR and Waterfront Business zoning, with an existing marina use on the said lot. Assessor's Lot 2 is currently zoned Residential A-40. The Applicant has owned the marina for approximately 20 years and is proposing to extend the waterfront business zone to accommodate supportive activities that are ancillary to the primary marina use creating a multi-use recreational complex consisting of the existing marina and abutting golf course.

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) In compliance with the City’s Comprehensive Plan including the: *Goals and Policies Statement, the Implementation Program, the Land Use Element, the Natural Resources, Opens Space and Recreation Element, and the Economic Development Element*, including, but not limited to the following:
 - a. Encourage commercial and industrial development in Warwick that emphasizes business retention and expansion.
 - b. Ensure the retention and expansion of existing businesses in Warwick.
 - c. To rationally accommodate new industrial, commercial, residential and other development.
 - d. To foster commercial development that is balanced, well integrated and provides a benefit to the community.
 - e. To make efficient use of available land and proper reuse and expansion of existing land uses.
 - f. To rededicate the City to maintaining its valuable open space/recreational resources.
 - g. To preserve and maintain fresh water saltwater shore public access points.

And the following specifically as contained in the Comprehensive Plan Land Use Element section entitled “*The Coastal Land Use Issues by Analysis Zone, Area VII, Warwick Cove*”.

- Marine Commerce- The most intensive areas of marine commercial use in Warwick are located in the waters off this particular shoreline area. These marinas host both commercial shellfishing and recreational boating uses...Rhode Island’s coastal Resources Management Council has designated most of this shoreline as fronting on Type 3 High Intensity Boating waters. This recognizes the traditional use of the cove as well as the potential for expansion.
 - Except for the “Type 1” coastal wetland areas along the north shore of Warwick Cove, encourage as much as possible marina expansion.
 - Except for the wetlands areas, maintain or expand as appropriate Waterfront Business designations
- 2) In compliance with the City’s Harbor Management Plan, *Vision Statement and Harbor*

Ordinance, including but not limited to the following:

- To maximize the compatibility of harbor uses in a manner which provides for the safe, orderly, and efficient use of the water and the waterfront.
 - To improve, expand and maintain public access and opportunity for people's use and enjoyment of coastal and marine resources.
 - That pleasure boating and commercial fishing are valuable resources for the City.
- 3) That the City of Warwick possesses 39 miles of coastline, with shorefront varying greatly in its environmental and use character.
- 4) That the area surrounding the subject parcel consists of existing waterfront business uses and recreational uses.

The Planning Department also finds the proposed zoning amendment 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.
 - C) The values and dynamic nature of coastal and freshwater ponds, the shoreline, and freshwater and coastal wetlands.
 - D) The values of unique or valuable natural resources and features.
- 103.10 Promote a high level of quality in design in the development of private and public facilities.
- 103.11 Promote the implementation of the Warwick Comprehensive community plan, as amended.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zone change from a combination of Residential A-40, A-40 Planned District Residential and Waterfront Business to Waterfront Business, with the following stipulation:

1. That the Applicant shall merge the subject lots through the Administrative Subdivision procedure as contained in the City of Warwick Development Review Regulations.

Bond Reduction

Lufkin Court Plat

Current bond total	\$179,500.00
<u>Amount to be released</u>	<u>\$179,500.00</u>
Retain	\$0.00

Actions by the Administrative Officer

Administrative Subdivision

<u>Name</u>	<u>Assessor's Plat:</u>	<u>Assessor's Lot/s</u>
Zarella-Pinehurst Plat	360	286, 288, & 290

Warwick Station Development District

Blair Sign Company/Dion Signs 1800 Post Road Wall Sign-Panel Replacement-Dollar Tree