

**Meeting Notice  
City of Warwick  
Planning Board**

**Date:** Wednesday, June 8, 2011

**Time:** 6:00 p.m.

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

Review and approval of April 2011, meeting minutes.

**Request for a Zone Change**

**Applicant:** Apponaug Area Improvement Association (AAIA)  
**Location:** Apponaug Village  
**Assessor's Plats:** Portion of 245  
**Assessor's Lots:** See to Exhibit B (Map of Apponaug Village)  
**Existing Zones:** General Business and Office with a Historic Overlay  
**Proposed Zone:** Village District (V)

**Applicant:** Conimicut Village Association  
**Location:** Conimicut Village  
**Assessor's Plats:** Portions of 317, 318, 331, 332 & 333  
**Assessor's Lot:** See to Exhibit B (Map of Conimicut Village)  
**Existing Zones:** General Business, Office and Residential A-7 and A-10  
**Proposed Zone:** Village District (V)

**Background**

The Apponaug Area Improvement Association (AAIA) and Conimicut Village Association are requesting a zone change for the areas depicted on Exhibit B (attached). The proposed zone change includes both a text amendment (Exhibit A) and two zoning map amendments (Exhibit B). The effected areas are currently zoned General Business, Office, Residential A-7 and Residential A-10, with Apponaug Village also having a Historic Overlay designation.

The proposal to create a new Village District Zone was developed at the request of the Apponaug Area Improvement Association (AAIA) and the Conimicut Village Association in consultation with The Cecil Group with funding from the City's Community Development Office.

The proposed zoning provides for mixed use development intended to revitalize the economic base and improve the appearance of property within the Apponaug and Conimicut Villages. The proposed zoning has been designed to encourage small business development while respecting the unique attributes of our existing villages by easing the regulatory burdens and respecting the existing building form by revising dimensional setback and parking requirements and allowing multiple uses within a single building by right. The proposal also contains design standards to create a specific appearance in keeping with the architectural character and features of a village center.

### **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, the Land Use Element, the Housing Element and the Economic Development Element, including, but not limited to, the following:

- To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.
- Assist in forming an economic base capable of providing a desirable standard of living and creating job opportunities.
- Provide sites suitable for various commercial and industrial activities in relation to projected needs within Warwick's land use planning program

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.
- 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.
- G.) The use of innovative development regulations and techniques.

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.

103.13 Provide for efficient review of development proposals, to clarify and expedite the zoning approval process.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zoning amendment and map amendments.

**Administrative Subdivision**

Koch Plat	Plat: 256	Lots: 37-41 & 46
Sunnyview Nursing Home Plat	Plat: 270	Lots: 275 & 369
Brown Plat	Plat: 239	Lots: 1 & 8