

**Meeting Notice  
City of Warwick  
Planning Board**

**Date:** Wednesday, November 18, 2009

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

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

Review and acceptance of October, 2009 meeting minutes.

**Public Meeting**

**Minor Subdivision**

**66 Grandview Drive**

Applicant: Steve Poy  
Location: 66 Grandview Drive & Davidson Street  
Assessor's Plat: 367  
Lot(s): 361 & 364  
Zoning District: Residential A-7  
Land Area: 15,707 square feet  
Number of lots: 2  
Engineer: Ocean State Planners, Inc.  
Ward: 7

**The application is a continuation of the public meeting which was held on October 14, 2009. The Planning Board requested that the applicant provide an updated "Class 1" survey plan depicting the front yard setback and a newly constructed deck on 66 Grandview Drive.**

The applicant is requesting preliminary approval to subdivide one conforming and an abutting nonconforming lot to create two new conforming lots, one lot with an existing dwelling and one new lot for development in a Residential A-7 Zoning District.

## **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) In compliance with the standards and provisions of the City’s Zoning Ordinance.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) 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.
- 5) That the proposed development possesses adequate access to a public street.

## **Planning Department Recommendations**

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer with the following stipulation:

- 1) That the applicant shall plant one new 2 to 2 1/2 inch caliper tree to be approved by the Landscape Project Coordinator within the Davidson Road right-of-way, prior to the issuance of a Certificate of Occupancy (CO).

## **Public Hearing**

### **Major Land Development Project**

800 Jefferson Boulevard

Applicant:	Michael V. D’Ambra
Location:	800 Jefferson Boulevard
Assessor’s Plat:	323
Lot(s):	287,288,289,290,291,518
Assessor’s Plat:	277
Lot(s):	11,12,13,18
Zoning District:	General Business, with variances
Land Area:	8.45 acres
Number of Lots:	10
Proposed Lots:	2
Engineer:	Garofalo and Associates, Inc.
Ward:	8

**The Planning Board opened the public hearing and continued this meeting to the November 18, 2009 Planning Board meeting due to the lack of a voting quorum.**

The applicant is requesting preliminary approval of a Major Land Development Project/Subdivision for the construction of four (4) new office buildings, totaling 540,000 square feet, a six story parking garage and a 320 room hotel. The project will be constructed in phases.

### **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) In compliance with the standards and provisions of the City’s Zoning Ordinance having received City Council Zone Change PCO-11-08 Amended.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) 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.
- 5) That the proposed development possesses adequate access to a public street.

### **Planning Department Recommendation**

Planning Department recommendation is to grant Preliminary approval with the following stipulations; final approvals may be through the Administrative Officer:

- 1) That the project engineer shall show the location and dimensions of all easements on the plans, including the abandonment of Brownell Street, to enable the City Engineer to determine if relocation of the easement is necessary, prior to final approval.
- 2) That the project engineer shall provide a separate taps off the main for domestic and fire lines into the buildings. The exact size of both lines shall be determined by free flow tests and average/maximum demand.
- 3) Interior plumbing plans shall be submitted to the Warwick Sewer Authority for final review and all pretreatment requirements shall be met. The applicant shall submit an Inflow and Infiltration (I&I) fee based on submitted flows.
- 4) That the applicant shall demolish the existing industrial building located at the southern portion of the lot prior to the issuance of a Certificate of Occupancy for the phase three office building.

- 5) That the applicant shall record an Administrative subdivision merging the ten existing lots and creating two new lots for the development as part of the final approval.
- 6) That the maximum building height shall not exceed 107 feet and that the top floor of any building (excluding the parking garage) shall not exceed fifty percent (50%) of gross floor area (GFA) of the base for any height exceeding 86'.
- 7) That the parking structure shall be designed to accommodate a minimum of 1966 spaces, based on the parking analysis contained in the Traffic Impact and Access Study prepared by Jacobs Edwards and Kelcey and dated November 2007, and that the number of spaces shall be adjusted as necessary according to future parking analyses to be provided by the developer for each new building constructed.
- 8) That prior to construction of a second building for occupancy, the applicant shall widen the easterly Airport Connector off-ramp onto Jefferson Boulevard for approximately 250' west of the intersection in order to provide two left turn lanes and one right turn lane. The applicant shall also provide an additional short right turn lane along Jefferson Boulevard at the Airport Connector on-ramp that will transition into a single entry lane onto the Airport Connector, as recommended in the updated traffic report prepared by RAB Professional Engineers, Inc and dated March 5, 2008.
- 9) That prior to construction of the third building for occupancy, the applicant shall be required to install a traffic signal at the northerly access drive as recommended in the updated traffic report prepared by RAB Professional Engineers, Inc. and dated March 5, 2008.
- 10) That the applicant shall perform a traffic analysis for each additional building following the construction of the third building for occupancy and the applicant shall be required to improve any intersection within the existing right-of-way area experiencing an unacceptable level of service (LOS F) as a result of the development, to an acceptable LOS.
- 11) That the Warwick Fire Marshall will review all building plans for compliance with life safety codes and issues, before the issuance of any building permits

**Public Hearing**

**Major Land Development Project**

**Bayside Condominiums**

**Applicant:** Centerville Builders Inc.  
**Location:** 3818 Post Road  
**Assessor's Plat:** 366  
**Lot(s):** 82 & 83  
**Zoning District:** Planned District Residential (PDR) A-10  
**Land Area:** 1.6 Acres  
**Number of lots:** 2  
**Engineer:** Garofalo & Associates, Inc.  
**Ward:** 7

**The Planning Board opened the public hearing and continued this meeting to the November 18, 2009 Planning Board meeting due to the lack of a voting quorum.**

The applicant is requesting preliminary approval of a 10 unit multi-family development with less than required side-yard setback in a Planned District Residential (PDR) A-10.

**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.

- 1) Consistent with the Comprehensive Community Plan.
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance having received a City Council Zone Change PCO-20-06 to PDR A-10 for a 10 unit multi-family development with less than the required side-yard setback.
- 3) That there will be no significant negative environmental impacts from the proposed development.
- 4) 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.
- 5) That the proposed development possesses adequate access to a public street.

## **Planning Department Recommendation**

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

- 1) That a sewer sampling manhole and backflow preventer to be approved by the Warwick Sewer Authority shall be will be required for each building.
- 2) That the proposed buildings shall be at least 3 feet above the maximum seasonal high ground water elevation, as determined by the designer.
- 3) That plan note 2 on sheet C2 shall be removed as the project received City Council Approval PCO-20-06 and does not require a Special Use Permit.

### **Public Meeting**

#### **Request for a Zone Change**

**Applicant:** BAR RI, LLC  
**Location:** 340 Jefferson Boulevard  
**Assessor's Plat:** 282  
**Assessor's Lot(s):** 76, 77, 150, and 200  
**Zoning District:** General Industrial  
**Proposed Zoning:** Light Industrial, with variances

The applicant is requesting a zone change from General Industrial (GI) to Light Industrial (LI), with variances and a waiver of the Special Use Permit requirement to have an auto body repair facility in conjunction with the existing general automotive repair use. The building is a pre-existing non conforming building with less than required front and rear yard setbacks, on a lot with less than required landscaping, landscape buffer and less than the required parking setback from an abutting residential zoning district.

### **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 and the Economic Development Element.

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.

103.10 Promote a high level of quality in design in the development of private and public facilities.

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zone change with the following stipulations:

- 1) That the applicant shall merge the subject lots through the Administrative Subdivision procedure as contained in the City of Warwick Development Review Regulations.
- 2) 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.
- 3) That the westerly line of Kansas Avenue shall be formally delineated with the installation of concrete curbing along the full frontage of the subject property except for proposed driveway curb cuts.

### **Bond Reduction**

#### **Buckpell Estates Davis Circle**

Current bond total	\$9,330.00
<u>Amount to be released</u>	<u>\$6,050.00</u>
Retain	\$3,280.00

For a waiver of sidewalks to be donated to the City's tree planting fund at the suggestion of the developer.