

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, October 8, 2008

Time: 6:00 p.m.

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

Review and acceptance of August 2008 meeting minutes.

Public Hearing

Major Land Development Project

Balise of Warwick

Applicant: Advantage Construction/Balise
Location: 1400 Post Road
Assessor's Plat: 309
Lot(s): 62
Zoning District: General Business, with variances
Land Area: 9.2 acres
Number of lots: 1
Engineer: Fuss & O'Neill
Ward: 3

The applicant is requesting Preliminary Approval of a Major Land Development Project to construct a new 63,973 square foot building to be used as an auto dealership and service center, with less than required wetlands setback, aisle distance from the proposed building, landscaping, size of parking spaces, number of loading spaces, greater than allowed driveway width and higher and larger than allowed signage on a lot zoned General Business, with variances.

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. 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-18-08, Amended from Light Industrial to General Business, with variances for less than required wetlands setback, aisle distance from the proposed building, landscaping, size of parking spaces, number of loading spaces, greater than allowed driveway width and higher and larger than allowed signage.
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, upon compliance with the following stipulations:

1. The applicant shall submit an Inflow and Infiltration (I&I) fee to the Warwick Sewer Authority (WSA), prior to obtaining a building permit.
2. That the applicant shall install covers to grade on the oil/water separator for inspection and cleaning purposes and comply with any and all WSA pretreatment requirements.
3. That the applicant shall submit a landscape plan designed and stamped by a Rhode Island Registered Landscape Architect and approved by the Warwick Landscape Project Coordinator, prior to Final Approval.
4. That the applicant shall contribute a "fee-in-lieu of landscaping" in the amount of \$4,500.00 to the City of Warwick Tree Planting Program to remediate the requested reduction in the required landscape area as a condition of final approval.
5. The location and number of hydrants shall be approved by the Warwick Fire Marshall, prior to Final Approval.

Public Meeting

Request for a Zone Change

Applicant:	NAIRI, Inc.
Location:	1200 Quaker Lane
Assessor's Plat:	215
Assessor's Lot(s):	2 and 23
Zoning District:	GB(R), with approval to remodel and expand to twenty auditoriums with and to construct a new 7,135 sf. restaurant within the existing parking facilities.

The existing zone change includes the stipulation that the existing manual traffic control be maintained on the property as requested in a February 22, 2007 letter from the East Greenwich Town Manager. The applicant is requesting to amend the zone change by eliminating the manual traffic control, as it has proven unnecessary.

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 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.
- B) The natural characteristics of the land, including its suitability for use based on the soil characteristics and topography.
- 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.

103.12 Promote for coordination of land uses with contiguous municipalities, other

municipalities, the state, and other agencies.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zoning amendment and maintains the following stipulation:

- 1) That the future development of the property shall be subject to a formal Development Plan Review by the Warwick Planning Board as a Land Development Project.

Bond Reduction

Miga Carona Plat Miga Way

Current bond total	\$297,600.00
<u>Amount to be released</u>	<u>\$236,931.00</u>
Retain	\$ 60,669.00

Kenneth Avenue Plat Kenneth Avenue

Current bond total	\$36,636.00
<u>Amount to be released</u>	<u>\$36,636.00</u>
	Full Release

Administrative Subdivisions

Girard Plat - Joni's Auto Rental Post Road	Plat: 323	Lots: 158, 174 – 176 & 178
	Plat: 321	Lot: 4 (portion)