

**Meeting Notice
City of Warwick
Planning Board**

Date: Tuesday, October 11, 2011

Time: 6:00 p.m.

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

Review and approval of the September 2011, meeting minutes.

Public Hearing

City of Warwick

2013-2016 Transportation Improvement Program (TIP) Submission

The purpose of the public hearing is to consider the City of Warwick 2013-2016 Transportation Improvement Program proposal to the Rhode Island Department of Transportation.

Proposed transportation projects for consideration include, but are not limited to:

- 1) Route 5 Road Improvements
- 2) Post Road / Route 37 Ramp Improvements.
- 3) Warwick Interlink Roadway Improvements/Enhancements
- 4) Post Road Roadway Improvements.
- 5) Warwick Bicycle Network/Maskerchugg River Bridge
- 6) Conimicut Shoals Lighthouse Improvements

Public Informational Meeting

Major Subdivision

Arthur Street & Prince Street

Location: 38 Arthur Street
Applicant: Greenwich Bay Homes, LLC
Assessor's Plat: 290
Assessor's Lot(s): 75, 78, & 80
Zoning District: A-7 Residential
Land Area: 26,890 square feet
Surveyor: Peter V. Cipolla, Jr.
Ward: 2

The applicant is requesting Master Plan Approval of a Major Subdivision to reconfigure three (3) lots to create three (3) lots; one (1) 12,800 square foot lot with an existing residence having less than required front yard setback and two (2) new 7,055 square foot lots for development each with less than required frontage and lot width.

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 38 Arthur Street and Prince Street and is identified as Assessor's Plat: 290, Assessor's Lots: 75, 78, & 80.
2. That the subject property consists of three (3) tax assessor's lots totaling 26,890 square feet and is currently zoned Residential A-7.
3. That the applicant proposes to create three (3) lots; one (1) 12,880 square foot lot with an existing dwelling have less than required front yard setback; and two (2) new 7,005 square foot lots for development with less than required frontage and lot width.
4. That the Residential A-7 Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.
5. That the proposed new lots for development each have 7,005 square feet of land area but do not conform to the frontage and lot width requirements, having 67.97 feet per lot instead of the required 70' and therefore require Zoning Board of Review approval to create two new lots with less than the required frontage and lot width.
6. That the original record plat; "Plat 30 New Bridge Plat" platted in 1873 laid out six (6) 50' X100 lots.

7. That the subdivision as proposed is **not in compliance** with the standards and provisions of the City's Zoning Ordinance, therefore, requiring Zoning Board of Review Approval to create two new lots with less than the required frontage and lot width.
8. That in 1958 the Engineering Division dropped three (3) record lots into one (1) tax assessor's lot for tax purposes.
9. That due to the potential for higher than allowed levels of Arsenic in the general area, the applicant retained Theodore F. Low & Associates, Inc, to prepare a Limited Subsurface Investigation.
10. That the aforementioned Limited Subsurface Investigation found that the background levels of Arsenic on the subject lot falls within the limits as established by RI Department of Environmental Management for Arsenic and is acceptable for residential use.
11. That the property will have access to public water and sewer.
12. 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.
13. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant Master Plan Approval, with the following stipulations:

1. That the North Arrow reference must be based on True North or Magnetic readings, per *Development Review Regulation, Appendix C, Checklist Item # 3*.
2. That the Preliminary/Final plans shall show the approximate location and size of abutting dwellings, per *Development Review Regulation, Appendix C, Checklist Item# 21*.
3. That the applicant shall provide one (1) Bearing, per *Procedural and Technical Standards, Section 3.02 C Paragraph E*
4. That the applicant shall provide a "Street Index", per RIGL 34-13-1.
5. That one (1) Granite Bound per lot and iron rods at the remaining corners, shall be located on the plan and that the proposed monumentation shall be installed at the locations as shown, prior to the recording of the "Record Plat".
6. That the applicant shall coordinate with the Sewer Authority for connection to Municipal Sewers.

7. That the existing and proposed properties shall be connected to Municipal Sewers, prior to the issuance of a Certificate of Occupancy (CO).
8. That the applicant shall coordinate with the Water Division for connection to Municipal Water.
9. That the existing trees located along the property line of proposed lots A & B and the existing 5” caliper young Oak Tree located on Prince Street shall be noted on the plan and shall be preserved and protected with drip line tree protection.
10. That the applicant shall plant two (2) new 2-2.5” caliper trees, one (1) located in the southwest corner of proposed Lot B and one (1) located along Prince Street. The applicant shall consult with the City’s Landscape Project Coordinator regarding specific location and species.
11. That the applicant shall name the record plat.
12. That the applicant shall receive Zoning Board of Review approval to create two new lots with less than the required frontage and lot width.

Public Meeting

Planning Board Recommendation to the City Council Regarding the Zoning Text Amendment Relating to the Warwick Station Development District

Applicant:	City of Warwick
Location:	Warwick Station Redevelopment District
Assessor’s Plats:	(portions of) 278, 279,322, and 323
Assessor’s Lots:	All lots located within the Intermodal and Gateway Zones
Existing Zones:	Intermodal, Gateway
Proposed Zone:	No Change to existing zoning, text amendment only

Subsequent to the September 15, 2011 Planning Board meeting, several errors and omission were discovered in the proposed Text Amendment which did not qualify as minor revisions and insignificant edits. These errors were discrepancies between the proposed Code Ordinance and the Zoning Code, Table 1. Use Regulations. These errors were existing and long standing and have been rectified.

The Planning Department finds the proposed zoning amendment to be in compliance with the City’s Comprehensive Plan and the principles as proposed in the Comprehensive Plan update, including the Goals and Policies Statement, the Implementation Program, the Economic Development Element, the Transportation Element, the Land Use Element, and the Recreation element including, but not limited to, the following goals and policies:

- 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, creating job opportunities, and fulfilling reasonable government tax needs.
- Provide sites suitable for various commercial and industrial activities in relation to projected needs within Warwick's land use planning program
- Provide the City of Warwick with a balanced transportation system that meets the needs of its citizens by developing a related network of local roads and highways, public transportation, rail service, parking, pedestrian walkways and bicycle travel ways.
- Promote the development of the transportation system in response to the desired and planned patterns of future land use and reuse.
- Utilize the Airport location within the city to promote local economic development efforts.
- To maintain high standards of urban design and aesthetics in public open spaces.
- To provide a balanced transportation system that is convenient, safe, and efficient including: modern roadways, parking facilities and public transportation for labor mobility and transport of goods.
- Emphasize communication between local, state and federal governments and agencies to promote economic development related issues.

The Planning Department also finds the proposed zoning amendment to be generally consistent with the resolution adopted by on August 23, 2011 by the Warwick Station Redevelopment Agency and 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 that the Warwick Planning Board issue a favorable recommendation to the Warwick City Council for the proposed, corrected text amendment, with the following stipulations:

1. The Administrative Officer to the Planning Board shall be authorized to make minor revisions and insignificant edits as necessary before submission to the Warwick City Council.

Administrative Subdivisions

<u>Plat Name</u>	<u>Plat No.</u>	<u>Lot No.</u>
Pichette-Trask Plat	289	325, 326, & 327