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CITY OF WARWICK

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Meeting Notice City of Warwick Planning Board

Date: Wednesday, January 11, 2017
Time: 6:00 p.m.
Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

The following items will be heard by the City of Warwick Planning Board and a vote will be taken:

Review and approval of the October 2016 meeting minutes.

Review and approval of the December 2016 meeting minutes.

Public Informational Meeting **Major Land Development** **Master Plan/Zone Change Recommendation** **1009 Centerville Road** **Restaurant**

Applicant/Owner: Michael Kent
Location: 1009 Centerville Road (Route 117)
Assessor's Plat: 241
Assessor's Lot: 10
Zoning District: Residential, A-15
Proposed Zoning District: General Business (GB), with waivers for less than required building front setback, less than required interior landscape and landscape buffer, and less than required parking area setback from the roadway frontage.
Land Area: 16,971sf
Number of existing lots: 1
Number of proposed lots: 1
Engineer: Andersen Engineering, LLC
Ward: 8

Background

The Applicant is requesting Master Plan Approval of a Major Land Development Project to demolish an existing single-family dwelling and accessory structures in order to allow for the construction of a 2,596 square foot, 60 seat restaurant building. The Applicant is also requesting a recommendation to the City Council for a Zone Change for the parcel, from Residential A-15 to General Business (GB), with waivers for less than required building front setback from both Centerville Road(Route 117) and Bald Hill Road (Route 2 (no access), less than required interior landscape and landscape buffer, and less than required parking area setback from the roadway frontage.

The proposed development is sited on one (1) Assessor's Lot with an area of 16,971 square feet. Existing land uses in the immediate area of the parcel can be defined as generally commercial in nature, and include restaurant, fast food restaurant and retail uses. The site is located at the northerly side of Route 117 and abuts a large, existing shopping center, which has a signalized access.

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 City of Warwick, *Comprehensive Plan 2033*, (Comprehensive Plan) which finds that land development in the future will increasingly involve redevelopment of previously used sites.

Over 60 percent of City residents who responded to a Comprehensive Plan survey indicated that improving the appearance of major roads and commercial corridors is "very important".

2. That *Chapter 12* of the Comprehensive Plan, the *Future Land Use, Zoning and Urban Design* element, states as a Goal, that Warwick has sufficient diversity of land uses to support a strong and stable tax base, and to continue to balance land uses, particularly between regional retail and non-retail commercial uses.
3. That the Future Land Use Map (FLUM) as contained in the *Comprehensive Plan 2033*, shows this area as commercial uses.
4. That the subject parcel fronts on Centerville Road (Route 117), is identified as Assessor's Plat: 241 Assessor's Lot: 10, and is currently zoned Residential A-15.
5. That the existing land uses in the immediate area of the parcel can be defined as generally commercial in nature. The site is located at the northerly side of Centerville Road (Route 117), and abuts a large, existing retail development (including TGI Fridays, Chick Fil-A, Michaels, LA Fitness).

Across from the site, on the southerly side of Centerville Road (Route 117), is an existing retail development, which includes a fast food restaurant (Dunkin Donuts).

6. That the subject parcel is not in compliance with the standards and provisions of the City's Zoning Ordinance, therefore requiring City Council approval for a Zone Change on the parcel, from Residential A-15, to General Business (GB), with waivers for less-than-required building front setback from both Centerville Road (Route 117) and Bald Hill Road (Route 2, no access), less-than-required interior landscape and landscape buffer, and less-than-required parking area setback from the roadway frontage.
7. That the existing dwelling and related outbuildings on the site will be razed to provide for the construction of a new 2,596 sf restaurant, with no drive-thru.
8. That the development will be accessed by a single, un-signalized, full-service driveway located on Centerville Road (Route 117).
9. That a traffic report, prepared by RAB Professional Engineers, Inc., dated May 5, 2016, concludes that *"...based upon the data collected on the servicing roadways, and the analysis completed as part of this study, it can be concluded that the proposed commercial redevelopment project has adequate and safe access to a public street, and will not have a detrimental effect on public safety and welfare in the study area."*
10. That the traffic report, prepared by RAB Professional Engineers, Inc., dated May 5, 2016, Table 3, Level of Service Summary indicates that the site driveway will be a LOS D for the afternoon peak hour, with typically one to two vehicles waiting to exit the site driveway at any one time due to the minor driveway volumes.
11. 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.
12. That there are no indications of significant negative environmental impacts from the proposed development.
13. That there is no sewer service available to the site. The building shall be serviced by an On Site Wastewater Treatment System (OWTS), as approved by the Rhode Island Department of Environmental Management (RI DEM).
14. That water is available to the subject property, provided by the Kent County Water Authority (KCWA).

Planning Department Recommendation

Planning Department recommendation is to grant Master Plan approval, with the following stipulations:

1. That the Preliminary Plan shall comply with Section 3.02C of the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective November 25, 2015.
2. That the proposal shall receive City Council approval for a Zone Change for Assessor's Plat 241, Assessor's Lot 10, from Residential A-15 to General Business (GB), with waivers for less-than-required building front setback, less-than-required interior landscape and landscape buffer, and less-than-required parking area setback from the roadway frontage.
3. That a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, and designed to demonstrate a zero-net runoff from the proposed development.
4. That all necessary State permits, including but not limited to, RI DEM, and RI DOT Physical Alteration Permit (PAP), shall be obtained prior to submission to the Planning Board for Preliminary Plan approval.
5. That the Preliminary Plan submittal shall include a photometric site plan, and specifications for all exterior lighting; the site lighting shall be Dark Sky compliant, to the extent practicable.
6. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800, and the sign design shall be included in the Preliminary Plan submittal. Please note that LED advertising message boards are prohibited.
7. That prior to the issuance of any permits for construction of the building, the Warwick Fire Department shall review the plans for compliance with all life safety codes and issues.
8. That, the Preliminary Plan submittal shall include a Landscape Plan, prepared and stamped by a registered Rhode Island Landscape Architect. The Landscape Architect shall contact the Planning Department prior to beginning the design process. Said plan shall be subject to approval by the Administrative Officer and provide, at a minimum, a wooden guard rail or fencing at the easterly property line of Assessor's Plat 241, Assessor's Lot 10, between the site and the abutting commercial development (TGI Friday's parking area).
9. That the dumpster shall be screened by a fence and an evergreen hedge as per Warwick Zoning Ordinance, Section 505.(D). This shall be indicated on the Preliminary Plan.
10. That due to site constraints, there shall be no drive-thru use allowed at this site. This shall be clearly noted on the Preliminary Plan.

Recommendation to the City Council
Request for a Zone Change

Applicant: Michael Kent
Location: 1009 Centerville Road (Route 117)
Assessor's Plat: 241
Assessor's Lot: 10
Zoning District: Residential A-15
Proposed Zoning: General Business, with waivers
Proposed Waivers:

- Less-than-required building front setback (Table 2A. Dimensional Regulations);
- Less-than-required interior landscape (Section 505.6A and B *Parking lot buffers*); and less than required landscape buffer
- Less-than-required parking area setback from the roadway frontage (Section 701.3)

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 City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan) which finds that land development in the future will increasingly involve redevelopment of previously used sites.

Over 60 percent of City residents who responded to a Comprehensive Plan survey, indicated that improving the appearance of major roads and commercial corridors is "very important".

2. That Chapter 12 of the Comprehensive Plan, the Future Land Use, Zoning and Urban Design element, states as a Goal, that Warwick has sufficient diversity of land uses to support a strong and stable tax base, and to continue to balance land uses, particularly between regional retail and non-retail commercial uses.
3. That the Future Land Use Map (FLUM) as contained in the Comprehensive Plan 2033, shows this area as commercial uses.
4. That the City's Engineering Division, Sewer Authority, Water Division, Fire Department, Police Department, Tax Assessor, Conservation Commission, Historic District Commission, Cemetery Commission and Land Trust have reviewed the proposal and have no objection to the proposed zone change.

The Planning Department also finds this proposal 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.
- 103.11 Promote the implementation of the Warwick Comprehensive Community Plan, as amended.

Planning Department Recommendation

The Planning Department recommends forwarding a favorable recommendation to the City Council for the requested Zone Change from Residential A-15 to General Business (GB), with waivers for less-than-required building front setback, less-than-required interior landscape and landscape buffer, and less-than-required parking area setback from the roadway frontage, and with the following stipulations as integral to the zone change:

1. That all exterior lighting and signage shall be contained on site and designed to minimize negative impacts on neighboring properties; the site lighting shall be Dark Sky compliant, to the extent practicable.
2. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. LED advertising message boards are prohibited.
3. That, due to site constraints, there shall be no drive-thru use allowed on this parcel.