

Posted September 11, 2017

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, September 13, 2017

Time: 6:00 p.m.

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

**Public Hearing
Major Land Development/Zone Change
Stonebridge Crossing
Preliminary**

Location: Major Potter Road
Assessor's Plat: 228
Assessor's Lots: 97 & 98
Applicant: M&M Land Company, LLC c/o Kevin Murphy
Zoned: A-40 (Planned District Residential-PDR)
Area: 20.65 Acres
Ward: 9
Engineer: DiPrete Engineering

Background

The Applicant is requesting Preliminary Approval of a Major Land Development Project. The Applicant is proposing to merge (2) two lots totaling 20.65 acres to create (1) one lot for the development of (48) forty-eight dwelling units with waivers for parking within 15' of a residence, no direct access to a major street or highway, and less than required separation between buildings to allow for the development of single level living dwelling units with attached two car garages, in an A-40 Planned District Residential (PDR) Zone.

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 further finds:

1. That the proposed development is generally consistent with the Comprehensive Community Plan criterion that it be consistent with the surrounding area. The proximate land use found in the immediate vicinity is multifamily. Within a 400’ radius of the subject property there are two multi-unit complexes, *Spencer Woods* and *Eagle Run*, which presents as a semi-detached layout similar to the scale and design proposed herein. To the immediate south and further west of the subject site there are two additional multifamily uses, which provide a more traditional apartment-style building layout. *Briarwood Meadows* is a large complex whose units are rented to tenants and *West Gate* condominiums is a converted apartment complex, whose units are owned by separate parties. Beyond the consistency with area land use we also find the proposed development to be consistent with:
 - Chapter 12 of the City of Warwick Comprehensive Plan, specifically, the section entitled “Future Land Use, Zoning and Urban Design: Goals and Policies,” which promotes developments “*that are safe, attractive, well-maintained and stable... ones designed to “protect... and support...existing residential neighborhoods;”*”
 - It further promotes... “*Public and private development that meet high standards of design by ensuring that proposed new residential development is compatible with the character and of the surrounding area;”*”
 - The City Comprehensive Plan also states that; “*The City Environmental and Open Space networks are (to be) respected by new development*” and that “*development options*” should... “*Enhance networks of Open Space and recreation.....*” This provision of the Comprehensive Plan is accomplished not only with land use consistency but also with the act that this proposal proposes preservation of 6.58 acres of Open Space.
 - Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its “Recommendations” section lists as Goal 1, the City should work to provide; “*a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments...in suitable locations;”* Particularly relevant is “*Strategy C*” within this section, which supports consideration for “*single-level, aging-in-place house options as a way to diversify housing types for seniors...*” This type of housing is exactly what is being presented here tonight.
2. That the subject property is located along Major Potter Road; and is identified as Assessor’s Plat: 228; Assessor’s Lots: 97 & 98. The subject property is zoned A-40 Planning District Residential (PDR) and consists of (2) two Tax Assessor’s lots totaling 20.65 acres; the parcel is bisected by a wetland system which creates approximately 11 acres of land accessible to Major Potter Road, with the remaining upland located on the northeast side of the wetland system having limited accessibility.

3. That, based on the Planning Department's request, the Applicant held a community outreach meeting at City Hall on July 27, 2015 to present the plan, as well as, to gain feedback from the community. Several issues were raised including traffic, aesthetics, buffering, road condition, development density, blasting and construction schedule.
4. That the Applicant received Master Plan Approval from the City of Warwick Planning Board on September 9, 2015 and a City Council Zone Change, PCO NO. 34-15, Amended, January 21, 2016 w/waivers.
5. That the Project, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance, having received City Council Zone Change, PCO NO. 34-15, Amended, January 21, 2016 w/waivers for parking within 15' of a residence, no direct access to a major street or highway, and less than required separation between buildings.
6. That the Applicant received RIDEM, Wetland Permit No. 16-0155 and RIPDES Permit No. RIR 101427, therefore, there are no significant negative environmental impacts from the proposed development.
7. That the Applicant received Historic District Commission Approval w/stipulation at its July 2017 regularly scheduled meeting.
8. That City of Warwick Zoning Regulation, specifically, 308.2 (H) Screening, require fences, wall, and/or vegetative screening.....screening shall be designed to control existing or potential adverse views from existing or potential first floor windows.
9. That as per City of Warwick regulations, the Project Engineer, modified the plan submission to include an additional required hydrant for life safety purposes.
10. That the Applicant is proposing to merger (2) two lots to create (1) one 20.65 acre parcel for the development of 48-residential units; therefore, the development will not result in the creation of individual lots with such physical constraints to development that the building on those lots according to pertinent regulations and building standards would be impracticable.
11. That the development, as proposed, will have access to Municipal Sewer and Kent County Water.
12. That the parcel is surrounded by and traversed by field stone walls, which are a tangible link to the City's colonial agrarian past and, as such, hold a unique historic significance for the City.
13. That stone walls are continuously threatened by both private and public development and need to be protected.

14. That the proposed development is providing a 24' wide private roadway access to the interior of the condominium development as depicted as Road A and Road B, on the Stonebridge Crossing Master Plan, dated May 10, 2017, and that this private roadway will be accessed from Major Potter Road, therefore, the development has adequate and permanent physical access to a public street.

Planning Department Recommendation

Presented with these facts and findings, the Planning Department recommends granting Preliminary Approval with Final Approval through the Planning Board, upon compliance with the following stipulations:

1. That the Applicant shall submit a Final Development Plan that shall comply with the Procedural & Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations, Effective April 1, 1994; Amended November 25, 2015.
2. That the Applicant shall submit a Final Development Plan that shall comply with Appendix C, Major Subdivision/Land Development Application, of the Development Review Regulation governing Subdivisions, Land Development Projects, and Development Plan Review, Effective January 1, 1996; Amended January 01, 2000 and March 14, 2001.
3. That, as per the City of Warwick Historic District Commission Approval, the Applicant shall comply with the following stipulations and receive final sign-off relative to the HDC Approval, prior to submission to the Planning Board for Final Approval:
 - a) No fieldstones in the existing walls shall be removed from site or buried;
 - b) The stones of the existing walls that have to be removed from their locations will be used to enhance the remaining remnants of stone walls on the west property line, to the extent that existing stone is available to do so;
 - c) The existing stone walls on the eastern property line shall remain more or less intact and be upgraded in their existing location;
 - d) Stone walls within the development area that are not required to be removed because of building placement or drainage shall remain;
 - e) The assemblage of the fieldstone walls using relocated stones shall be configured in a way to replicate those kinds of demarcation walls that would have been built for the agricultural purposes that the land was once used for;
 - f) Those walls shall be drywalls with no mortar;
 - g) The northern portion, totaling 6.58 +/- acres (the future open space area), and portions east of the wetlands, shall have all existing walls remain intact, regardless of condition;

- h) The developer shall present to the Warwick Historic District Commission, within two weeks of receiving Preliminary Plan approval from the Warwick Planning Board, a drawing showing the proposed development of stone walls in accord with the previous points for review of conformance with these written stipulations. This should be color coded, to depict the existing walls that are to be removed and rebuilt; the location where the field stones will be rebuilt; and an outline of the area where stone walls will not be removed. Three copies of the drawing should be submitted; two copies for the Historic District Commission, and one for the Planning Board.

4. The Final Plan shall note the following:

- a. That the proposed roadway and drainage system is private and shall be maintained by the property owners or Condominium Association.
- b. That Major Potter Road must be restored full-width for the entire length of the proposed disturbance (from the intersection of Spencer Woods Drive to 25' east of the proposed access roadway for the development). The Applicant/Developer shall be responsible for the cost of installation of utilities and associated temporary restoration. The final restoration of Major Potter Road, which shall consist of reclaiming the roadway to a minimum depth of 8-inches, grading the base, installing a 2-inch binder course and a 1.5-inch wearing course, shall be overseen by the Department of Public Works. The Applicant/Developer shall reimburse the City for the cost of the 2-inch binder course. All other cost associated with the final restoration of Major Potter Road shall be borne by the City. The Applicant/Developer shall coordinate with installation of the utilities and the details of the final restoration with the respective utility providers.

- 5. That, as per **City of Warwick Zoning Ordinance, specifically 308.2 (H) Screening**, the Applicant's Landscape Architect shall add additional plantings along the western property line, *as noted on the Planting Plan, dated September 5, 2017*, abutting the single family residential zone.
- 6. That prior to Final Submission, the Applicant's Attorney shall provide finalized Condominium Association Documents and Deeds, which shall include, but not be limited to, covenants regarding the maintenance and repair of the proposed drainage systems, open space and private roadways and shall provide a detailed, *Trails Access and Management Plan*, for the Open Space parcel, which shall include pathway materials details. The plan, at minimum, shall include locating and surfacing the walking trail with pervious material as well as detailing any ancillary structures being proposed. The open space delineated on the plan shall not be further developed for housing and is to be restricted in the association documents to remain passive recreation in perpetuity. The open space area shall be maintained by the Condominium Association. The Trails Access and Management Plan, covenants, restrictions and language shall be subject to approval by the Administrative Officer.
- 7. That prior to Final Plan Submission, the Applicant shall provide Final Plans with shall note the revised number of hydrants, as required per the City's Fire Chief and Fire Marshall; and as noted and modified on the Preliminary Plan.

8. That the Applicant shall coordinate with the State Fire Marshall's Office and shall adhere to all RI General Laws relative to Fire Safety and Blasting. As a courtesy, it is encouraged that the Applicant/Developer work with the neighboring property owners on notification of said blasting outside the minimum statutory requirement.

Public Hearing
Request for a Recommendation for a
Comprehensive Plan Amendment/and
Zone Change
Pleasure Marina – 7 Ottawa Avenue

Owner/Applicant:	Joseph DiCenzo, III and Joanne DiCenzo
Location:	7 Ottawa Avenue, Pequot Avenue and Quonset Avenue
Assessor's Plat:	376
Assessor's Lots:	542,543,544,557,559 (Comprehensive Plan Amendment)
Assessor's Los:	542, 543,544 (Zone Change)
Existing Zoning:	Waterfront Business, Residential A-7 and Residential A-10
Proposed Zoning	Waterfront Business
Land Area:	118,800+/- sf
Surveyor:	Jeffrey K. Balch, Frisella-Balch & Associates
Ward:	6

Background

The Applicant is requesting an amendment to the Future Land Use Map (FLUM) as contained in the *City of Warwick Comprehensive Plan 2013-2033 "City of Livable Neighborhoods"* (*Comprehensive Plan*) as the first stage in a zone change process to correctly reflect the existing marina and associated uses on the parcel.

The Applicants are proposing to amend the FLUM, specifically for Assessor's Plat 376, Assessor's Lots 542, 543, 544, and 557, 559. The FLUM depicts the intended use for these lots as "Medium Density Residential." The Applicants are seeking to revise the intended use to "Commercial" to reflect the existing marina (Waterfront Business) use on site.

In 2002, the City Council approved Zone Change, PCO-54-01, dated February 26, 2002 changing the zoning classification of lots 557, 559 (and a portion of lot 82) on Assessor's Plat 376 from Residential A-7 and A-10, to Waterfront Business. The FLUM does not reflect that fifteen year old change in zoning or the current use of the site and inadvertently indicates the future land use for these two (2) parcels (Assessor's Plat 376, Assessor's lots 557 and 559), as "Residential." These lots have been included in this proposal in order to correct this oversight.

If given a favorable recommendation, the Applicants will then seek a recommendation for a zone change for Assessor's Plat 376, Assessor's Lots 542, 543, and 544, from a combination of Residential A-7 an Residential A-10, to Waterfront Business (WB) to reflect the long-standing, existing use of the parcel; and to then administratively merge Assessor's Plat 376, Assessor's

lots 82, 540-544, 557, 559, and 562 to consolidate the existing marina use on the parcel.

Planning Department Findings
Comprehensive Plan Amendment (FLUM)

1. The Applicant has provided an analysis, prepared by Edward Pimentel, entitled Marina Operation and Boat Storage Yard, Rezone and Comprehensive Plan Amendment dated June 22, 2016 and revised on August 15, 2017, evaluating the proposed Comprehensive Plan amendment and rezoning of Assessor's Plat 376, Assessors Lots 542, 543, 544, 557 and 559, and concludes:
"...this Planning consultant professionally believes that the Planning Board should not have any reservation in forwarding a positive recommendation to the Warwick City Council in regard to the requested zone change/comprehensive plan amendment. The proposed changes are purely for the purpose of realizing retention of appropriate land use(s), considering the location, need for tax revenue and long-standing presence of the subject marina business. Furthermore, the purpose for the zone change is to realize consistency with the comprehensive plan, as mandated by law."
2. That the City's Comprehensive Plan was adopted in 2013. The Future Land Use Map (FLUM) reflects the preferred or acceptable pattern of land use.
3. That in 2002, the City Council approved Zone Change, PCO-54-01, dated February 26, 2002 changing the zoning classification of lots 557, 559 (and a portion of lot 82) on Assessor's Plat 376 from Residential A-7 and A-10, to Waterfront Business.
4. That The FLUM inadvertently indicates the future land use for these two (2) parcels (Assessor's Plat 376, Assessor's lots 557 and 559), as "Residential" and does not reflect the fifteen year old change in zoning or the current use on the site. These lots have been included in this proposal in order to correct this oversight.
5. That there are no apparent textual inconsistencies between the proposal and the Comprehensive Plan.
6. That the Applicants have been acquiring abutting parcels in the immediate vicinity to the marina, to minimize negative effects on abutting residential properties.
7. That the Applicants received a violation notice from the City's Building Department citing Assessor's Plat 376, Assessor's Lot 543, as being in violation of the City of Warwick Zoning Ordinance, Section(s) 601.2B, 601.5D, and Use Table 508. Marine equipment, fish and tackle store, bait shop as a prohibited use in any residential zone.
8. That Use Code 418. Marina, yacht club, as contained in Table 1. Use Regulations, is a use allowed by right in a Waterfront Business zone, only.

9. That the subject area is comprised of ten (10) assessor's lots, has 118,800 +/- sf in land area, and is predominately zoned Waterfront Business, with interspersed areas of Residential zoning.
10. That the marina fronts on Ottawa Avenue, Quonset Avenue, and Pequot Avenue

Recommendation to the City Council
Request for a Comprehensive Plan Amendment

Planning Department recommendation is to forward a favorable recommendation to the City Council for the requested Comprehensive Plan Amendment, with the following stipulations:

1. That the Applicant shall provide a revised Future Land Use Map, clearly indicating the areas of change.

Recommendation to the City Council
Request for a Zone Change

Applicant:	Joseph DiCenzo III and Joanne DiCenzo
Location:	Ottawa Avenue, Pequot Avenue and Quonset Avenue
Assessor's Plat:	376
Assessor's Lots:	542, 543 and 544
Zoning District:	Residential A7 and A10
Proposed Zoning:	Waterfront Business

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. Not generally consistent with the Future Land Use Map of the City of Warwick, *Comprehensive Plan 2033*, (*Comprehensive Plan*), therefore requiring City Council approval of a map amendment.
2. 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.
- B.) The natural characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface or ground water pollution.
- C.) The values and dynamic nature of coastal and freshwater ponds, the shoreline and freshwater and coastal wetlands.
- D.) The values of unique or valuable natural resources and features.

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 a combination of Residential A-7 and A-10 to Waterfront Business with, with the following stipulations as integral to the zone change:

1. That the Property Owner shall record a subdivision, as per The City of Warwick's Development Review Regulations, merging the nine (9) existing, contiguous lots currently dedicated to the marina use AP 376, ALs 82, 540, 541, 542, 543, 544, 557, 559. 562 into one (1) lot for the existing marina use. This subdivision plan shall include a Record Plat name and Record Lot designations. There are outstanding sewer assessments remaining on lots within the parcel which will need to be addressed as part of the subdivision process.
2. That there shall be no boat storage or marina uses conducted on Quonset Avenue or Ottawa Avenue.
3. That there shall be no restrictions to public access to Quonset or Ottawa Avenue; signage shall be posted at the terminus of said streets indicating shoreline access.
4. That, prior to recording of the subdivision, the Applicant shall remove or relocate the existing chain line fencing encroaching on Quonset Avenue and Ottawa Avenue. Removal of the encroachment shall be noted on the Final Plan.
5. That the Applicant shall maintain, in good condition, a solid fence along the abutting residentially zoned property lines.

6. 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.
7. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. LED advertising message boards are prohibited.

Public Informational Meeting
Major Land Development
Master Plan/Subdivision
1160 Post Road
Pond Plaza

Owner:	Cenicor, LLC
Applicant:	PRW Holdings, LLC
Location:	1160 Post Road
Assessor's Plat:	298
Assessor's Lot:	18
Zoning District:	General Business (GB), abuts Residential A-7
Zoning Relief:	Special Use Permit for self-storage, <u>Use Code 807. Ministorage and mini-warehouse facility</u> , and <u>Section 304.5 More than one nonresidential use or building on a lot</u> , and dimensional relief, <u>Section 701.7 Off-street parking space requirements</u> , for less than required parking spaces.
Land Area:	4.19 acres
Engineer:	DiPrete Engineering
Ward:	3

Background

The Applicant is requesting Master Plan Approval of a Major Land Development Project/Subdivision. The Applicant is proposing to redevelop a parcel with an existing building (a portion of which will remain), to construct a three (3) story addition to the building to be used as a self-storage facility, and to reconfigure the parking area. The total building footprint is proposed to be 46,038 sf - 33,388sf of storage use, and 12,650sf of retail use. The front portion of the existing building will remain and be renovated for the retail uses. The rear portion of the building is to be demolished to provide for the development of the self-storage facility.

The Applicant is also requesting a recommendation to the Zoning Board of Review for a Special Use Permit for Use Code 807. Ministorage and mini-warehouse facility and Section 304.5 More than one nonresidential use or building on a lot, and dimensional relief, Section 701.7 Off-street parking space requirements for less than required parking spaces

The site is zoned General Business with an existing building, Pond Plaza, which includes commercial uses - a pizza restaurant, hair salon, nail salon, daycare, and a laundromat. The site also shares a parking lot and driveways with the commercial building to the northeast. Sand

Pond is located to the southwest of the proposed development; with residential properties located to the northeast and southeast. The site is located at the easterly side of Post Road.

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.
2. That Chapter 12 of the Comprehensive Plan, Future Land Use, Zoning and Urban Design, Section C, entitled “What the Community Said,” states a majority of City residents who responded to a Comprehensive Plan survey indicated that improving the appearance of major roads and commercial corridors is “very important”, and that more land should be devoted to village-style, Main Street Development.

That Chapter 12, of the Comprehensive Plan, Future Land Use, Zoning and Urban Design element, characterizes this area adjacent to Sand Pont as containing a mixture of residential and well-worn dense commercial strip development, with large expanses of impervious surfaces and multiple curb cuts characterizing the commercial...development sites.

That Chapter 12, of the Comprehensive Plan, Future Land Use, Zoning and Urban Design element, cites as land use issues in this area,

To upgrade and modernize obsolete commercial strip development uses and design, with design and development standards to be applied to development projects.

Good traffic and access management to eliminate excessive curb cuts.

That Chapter 12, of the Comprehensive Plan, Future Land Use, Zoning and Urban Design element, “Goals and Policies,” calls for promoting infill and redevelopment of outmoded/blighted commercial or industrial properties, ensuring that proposed new residential, business and industrial uses are compatible with the character and surrounding area, and states as a Goal, that Warwick’s environmental and open space networks are respected by new development by supporting development option that enhance networks of open space, recreation, and environmentally sensitive land.

That Chapter 12, of the Comprehensive Plan, 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, shows this parcel as “Mixed Use.”

4. That the subject parcel consists of one (1) Assessor's Lots, and fronts on Post Road. It is identified as Assessor's Plat: 298, Assessor's Lot 18.
5. That the proposed development will utilize the existing curb cuts, and will reconfigure the parking area to reduce the amount of impervious area.
6. That as part of the parking area reconfiguration, the Applicant is proposing to move the property line abutting Assessor's Plat 298, Assessor's lot 270.
7. That the existing land uses in the immediate area of the parcel are a combination of commercial and residential in nature. The site is located on the easterly side of Post Road, with a residential neighborhood abutting the development parcel to the northeast, and Sand Pond located southwest of the site.
8. That the proposal is not in compliance with the standards and provisions of the City's Zoning Ordinance, therefore requiring Zoning Board of Review approval for a Special Use Permit, for Use Code 807. Ministorage and mini-warehouse facility in a General Business (GB) zone, and Section 304.5 More than one nonresidential use or building on a lot, and dimensional relief, Section 701.7 Off-street parking space requirements for less than required parking spaces.
9. That the Applicant submitted a Traffic Impact Study, dated July, 2017 and prepared by RAB, Professional Engineers, Inc., which states the following:

The study has shown that the access and circulation plan for the redeveloped Pond Plaza which will include a retail center and self-storage facility has been designed to improve the traffic safety and efficiency through reconfiguration of the parking and internal circulation. Accommodations have been made to facilitate shared parking with the adjacent restaurant use that has a contiguous parking area and shared access to Post Road. In addition the decrease in future traffic volumes generated by the site will have a positive effect on traffic operations of Post Road in the study area and specifically at the site driveway intersections with less turning conflicts.

Based upon the data collected on the servicing roadways, the analysis completed as part of this study, along with the access design proposed, it can be concluded that the commercial redevelopment proposed as part of the Pond Plaza Self-Storage facility 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 Applicant submitted a Fiscal Impact Study, dated August, 2017 and prepared by JDL Enterprises Inc., and the Conclusions and Recommendations section states that "the City of Warwick would realize a projected Net Revenue Gail...on an annual basis as a result of this proposed commercial project – Post Road Mini-Storage."

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 at Master Plan, there are no apparent, significant negative environmental impacts from the proposed development; this proposal will be reviewed by Rhode Island Department of Environmental Management (RI DEM) as part of the Preliminary review phase.
13. That municipal sewer service is available to the subject parcel.
14. That municipal water service is available to the subject parcel.
15. That the proposed redevelopment will utilize the existing curb cuts and will have adequate access to Post Road.
16. That the following stipulations refer to the plan set entitled, Master Plan Submission, 1160 Post Road, prepared by DiPrete Engineering, last revision (#2), entitled Master Plan Re-Submission, and dated September 5, 2017.

Planning Department Recommendation

Planning Department recommendation is to grant Master Plan approval, and a favorable recommendation to the Zoning Board of Review for the requested Special Use permits and dimensional relief, with the following stipulations:

1. That all plans submitted must comply with “Rules and Regulations for Professional Land Surveying in the State of Rhode Island”. All survey monumentation must be set prior to recording of the Final Subdivision Plan.
2. That, as part of the Final Approval, the Property Owner shall record an administrative subdivision, as per The City of Warwick’s Development Review Regulations. This subdivision plan shall include a Record Plat name and Record Lot designations. State reason for the subdivision.
3. That the development proposal shall receive Zoning Board approval for a Special Use Permit for Use Code 807. Ministorage and mini-warehouse facility in a General Business (GB) zone, and Section 304.5 More than one nonresidential use or building on a lot, and dimensional relief, Section 701.7 Off-street parking space requirements for less than required parking spaces
4. 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. The Project Engineer shall meet with the Department of Public Works Engineering Staff to review the proposed drainage system prior to submission to RIDEM or RIDOT.

5. That the Operation and Maintenance Plan for the proposed stormwater collection system shall be included in the Preliminary Plan submission to the Planning Board.
6. That any necessary state permits, including, but not limited to, RI DEM and a RI DOT Physical Alteration Permit, shall be obtained prior to submission to the Planning Board for Preliminary Plan approval.
7. That, the Preliminary Plan submittal shall include a signage plan, to include sign location, size and style. This shall be subject to approval by the Administrative Officer to the Planning board. All signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. Please note that LED advertising message boards are prohibited.
8. 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. All exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties. Glare from outdoor lights, signs, and from the movement of vehicles on site shall be shielded from the view of adjacent properties.
9. That the Preliminary Plan submittal shall include a Landscape Plan, prepared and stamped by a registered Rhode Island Landscape Architect. Said plan shall be subject to final approval by the Administrative Officer and provide, at a minimum, a fully developed, landscaped buffer and fencing along the residentially zoned parcels.
10. That in order to be in compliance with the goal of the Comprehensive Plan “that Warwick’s environmental and open space networks are respected by new development by supporting development option that enhance networks of open space, recreation, and environmentally sensitive land,” the Applicant shall designate an area along Sand Pond for public open space use, with designated parking spaces, a path for access the pond, site furnishings, and signage regarding public access to Sand Pond.
11. That the Preliminary Plan submittal shall include details of the building elevations; the design of the storage area shall be in keeping with the residential character of the surrounding area. That in consideration of the following purposes of the City’s Zoning Ordinance and Development Review Regulations, and the Design Standards as contained in the Development Review Regulations, the Administrative Officer shall review and approve the building design prior to the issuance of final approval

Zoning Ordinance: Purpose.

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

Subdivision Regulations

Article I Purposes and General Statements

Purposes

b. Protect existing built environments and mitigate the significant negative impacts of proposed development on those environments;

- e. Promote land development designs that are well-integrated into surrounding neighborhoods*
 - f. Provide for design and improvement standards to reflect the Comprehensive Plan with regard to the physical character of the City and its neighborhoods;*
- Appendix D, Design Standards*

Design Standards

D.1.5 Compatibility. New developments must be considered in relation to their compatibility to existing conditions in any given area. These areas should be compatible with existing areas in order to preserve property values in the existing development and to insure that social organization of neighborhoods are advanced.

12. That the Warwick Water Division states that there is an existing 8" and 2" service to the existing building which could be utilized; metering of the proposed facility, and backflow requirements are subject to review and approval by the Water Division.
13. That the Applicant shall submit three (3) sets of plans and an Application to the Warwick Sewer Authority, prior to Preliminary Approval.
14. That, prior to Preliminary submittal, the Warwick Fire Department shall review the plans for compliance with all life safety codes and issues, and the Project Engineer shall address, at a minimum the following: An adequate number of fire hydrants, spaced 300 feet apart, providing a minimum of 1000gpm. Sprinklered buildings require a hydrant within 100 feet of the FDC.

All two-way travel lanes shall have a minimum of 24' of unobstructed width and a vertical clearance of 13'6" to allow for unimpeded access by fire apparatus.

All corners shall have an outer tire turning radius of 50', left or right.

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2009. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date.