

**Meeting Notice  
City of Warwick  
Planning Board**

Date: Wednesday, January 13, 2016

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:

**Public Informational Meeting  
Major Land Development/Subdivision  
2680 and 2690 West Shore Road  
Link Commercial Properties, LLC**

|                          |                                 |
|--------------------------|---------------------------------|
| Applicant/Owner:         | Link Commercial Properties, LLC |
| Location:                | 2680 and 2690 West Shore Road   |
| Assessor's Plat:         | 362                             |
| Assessor's Lots:         | 34, 595                         |
| Zoning District:         | General Business (GB)           |
| Land Area:               | 7.7 acres                       |
| Number of existing lots: | 2                               |
| Engineer:                | VHB                             |
| Ward:                    | 6                               |

**Background**

The Applicant is requesting Master Plan Approval of a Major Land Development Project/Subdivision for the construction of two (2) new retail buildings, totaling 17,765 square feet, on the parcel located at 2680 and 2690 West Shore Road.

The proposed development is sited on Assessor's Plat 362, Assessor's Lots 34 and 595, with a combined area of approximately 7.7 acres. The site is located west of the intersection of West Shore Road and Sandy Lane, and was formerly occupied by one (1) retail use (new or used boat sales) and one (1) residential, single-family dwelling. The parcel is zoned General Business (GB), rezoned in December of 2000 from Residential A-10 and A-40. There are existing wetlands associated with the Tuscatucket Brook located on the southern portion of the parcel.

Access and egress to the site will be provided by one full movement curb cut and one right-in-only curb cut on West Shore Road. The easternmost existing curb cut on West Shore Road will be closed. This is consistent with the City's Comprehensive Plan, Chapter 9, Transportation and Circulation, which seeks to reduce traffic congestion along east/west routes and major commercial corridors by consolidating and/or eliminating curb cuts.

The proposal is projected to create 30 new jobs, with an estimated construction cost of \$1,750,000, and \$70,000 in property tax generated annually.

### **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, which finds that land development in the future will increasingly involve redevelopment of previously used sites. Over 60 percent of Comprehensive Plan survey respondents indicated that improving the appearance of major roads and commercial corridors is "very important."
2. That the subject parcel fronts on West Shore Road, is identified as Assessor's Plat: 362 Assessor's Lots: 34 and 595, is zoned General Business and abuts a residential zone (A-10) to the southwest. The southern portion of the parcel contains a sensitive environmental wetland area known as the Tuscatucket Brook Watershed.
3. That the impairments to Tuscatucket Brook are largely attributed to non-point source pollution from the moderately high level use of impervious surfaces throughout the watershed.
4. That the proposal is in compliance with the standards and provisions of the City's Zoning Ordinance.
5. That all pre-existing buildings have been demolished.
6. That a Traffic Impact and Access Study, prepared by VHB, and dated October, 2015 concludes that *"The traffic volumes projected to be generated by the proposed development on West Shore Road are not expected to have a significant impact on traffic operations at the study area intersections. The projected increase in traffic is well within the daily fluctuations in traffic on the study area roadways...The proposed development is therefore not projected to have any noticeable impact to traffic operations."*

7. That the properties east and north of the subject parcel, and fronting on West Shore Road, are general business uses. The properties west of the parcel are zoned residential, and are predominately single-family dwellings.
8. 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.
9. That the proposed development possesses adequate access to a public street.
10. That the Rhode Island Historic Preservation and Heritage Commission (RIHPHC) has determined that this project will have no effect on any significant archaeological sites.
11. That public water and sewer are available for the proposed development.

### **Planning Department Recommendations**

The 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 April 1, 1994.
2. That, prior to Final Approval, the Property Owner shall merge Assessor's Plat 362, Assessor's Lots 34 and 595, and record a subdivision as per The City of Warwick's Development Review Regulations.
3. That a Stormwater Management Plan shall be submitted in accordance with Rhode Island Stormwater Design and Installation Standards Manual, dated December 2010, and designed to demonstrate a zero-net runoff from the proposed development. This plan shall be subject to approval by the City Engineer
4. That, due to the sensitive environmental nature of the parcel, and in a continuing effort to improve the water quality entering Brush Neck Cove and Greenwich Bay, the Applicant shall implement best management practices (BMPs), to the maximum extent possible, to help restore a more natural hydrologic cycle and to address pathogen inputs to Tuscatusset Brook.
5. That the Operation and Maintenance Plan for the proposed stormwater collection system shall be included in the Preliminary submission to the Planning Board.
6. That all necessary State permits, including, but not limited to, CRMC, RIDEM and RIDOT Physical Alteration Permit, shall be obtained prior to submission to the Planning Board for Preliminary Plan approval; the Project Engineer shall meet with City Engineering staff to review the proposed drainage system prior to any submittals to CRMC, RIDEM or RIDOT.

7. That the Project Engineer shall include in the RIDOT-PAP application, an adjustment to the traffic signal timings at the West Shore Road and Sandy Lane/Strawberry Field Road intersection, as recommended in the Conclusion of the *Traffic Impact and Access Study*, prepared by VHB, and dated October, 2015.
8. That the Preliminary Plan shall show the location of the driveways on the northerly side of West Shore Road in the project area.
9. That the exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties. Glare from outdoor lights and signs and from the movement of vehicles on site shall be shielded from the view of adjacent residential properties.
10. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800.
11. That all two way travel lanes shall have a minimum of twenty four (24) feet of unobstructed width and an unobstructed vertical clearance of 13'6", and that all corners shall be negotiable by vehicles having an outer tire turning radius of 50' to allow for unimpeded access by fire apparatus.
12. That the Applicant shall install new water services that are capable of meeting the required volume and pressure. Please note: If a new curb stop is installed, the existing one shall be cut and capped at the 12" main.
13. That each retail space shall have a separate inspection manhole and sanitary line exiting to the manholes.
14. That the Preliminary 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, hardscape along West Shore Road and site lighting.
15. That the project shall be limited to retail use. No restaurant use or drive thru shall be allowed, without the Administrative Officer's and/or Planning Board review and approval.
16. That any further development of the parcel shall be reviewed by the Planning Board in accordance with the City's Development Review Regulations.

**Actions by the Administrative Officer**

**Administrative Subdivisions**

| <b><u>Plat</u></b> | <b><u>Lot</u></b> | <b><u>Plat Title</u></b>            |
|--------------------|-------------------|-------------------------------------|
| 267                | 1, 351 & 388      | Re-Plat of Greenwood Highlands Plat |
| 275                | 5, 11, 12, ++     | Petro Plat                          |
| 358                | 236 & 237         | Replat of Warwick Neck Plat         |
| 358                | 425, 432, & 465   | Brousseau Family Trust Plat         |
| 373                | 184 & 185         | Clark-Promenade Plat                |
| 375                | 297 & 298         | Moonraker Plat                      |

**Final Approval**

| <b><u>Plat</u></b> | <b><u>Lot</u></b> | <b><u>Plat Title</u></b>        |
|--------------------|-------------------|---------------------------------|
| 266                | 497 & 564         | Re-Plat Greenwich Ave Plat Plat |
| 292                | 187, 188, & 189   | Pawtuxet by the Sea Plat        |
| 315                | 43 & 135          | Cole Farm Plat                  |
| 355                | 188               | Payton Plat                     |
| 247                | 20                | Tollgate Hill Farm Plat         |

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 401-738-2000, extension 6289.