

**Amendment
Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, February 13, 2013

Time: 6:00 p.m.

Location: Warwick City Hall
City Council Chambers (NOTE: Location Change)
3275 Post Road
Warwick, RI 02886

Review and approval of the December 2012 meeting minutes.

The following two projects were scheduled to be heard at the February 13, 2013 Planning Board meeting. However, due to a typographical error in an advertisement run on January 29, 2013 the projects will re re-advertised and re-notified for the March 13, 2013 meeting.

Location: Major Potter Road
Assessor's Plat: 228
Assessor's Lot: 98
Applicant: Major Potter Associates, LLC
Zoned: A-40 (Residential)
Area: 18.95 acres
Ward: 9
Engineer: DiPrete Engineering Associates, Inc.

Location: 103 Florin Street, 21 & 31 Bunting Road, & Julian Road
Assessor's Plat: 340; Lt. 291, 666, & 667
Applicant: Kenneth Edward & Sandra Lee Olson
Michael C. Carreiro & Jennie A. Mc Dowell
Paul & Elena Gallucci
Zoned: A-7 & A-10 (Residential)
Area: 4.80 acres
Ward: 3
Surveyor: DiPrete Engineering

Public Hearing

Major Land Development Project

4573-4575 Post Road
Damocles Realty, LLC

Applicant:	Damocles Realty LLC
Location:	4573-4575 Post Road
Assessor's Plat:	220
Lot:	55
Zoning District:	Residential A-15
Proposed Zone:	Residential A-15 with Planning Unit Development (PUD) overlay
Land Area:	1.27 acres
Number of Lots:	1
Engineer:	Gordon Archibald, Inc and Alpha Associates
Ward:	9

The applicant is requesting Preliminary approval of a Major Land Development Project to construct a 1,148 square foot addition to an existing 2,550 square foot dental office. In addition to the office use, the building contains five (5) existing dwelling units.

The applicant has received approval from the City Council, PCO-10-12, for a zone change from Residential A-15, to Residential A-15, with a Planned Unit Development overlay, with zoning relief for minimum lot area, frontage, and width and greater than allowed total office area, on a lot with a building having less than required side yard setback, driveway width, setback for parking spaces and landscape buffers. Planned Unit Development (PUD) overlay districts are intended to encourage mixed use developments involving residential and commercial uses. According to the Warwick Zoning Ordinance, Section 309.4. *Residential PUD*, Planned Unit Development projects are eligible for consideration within all residential districts. The mixture of uses shall include residential as the principal use, combined with other uses, such as office or retail.

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.
2. In compliance with the standards and provisions of the City's Zoning Ordinance, having received City Council approval for a zone change PCO-10-12 from Residential A-15 to Residential A-15, with a Planned Unit overlay, with relief for minimum lot area, frontage, and width, and greater than allowed total office area, less than required building side yard setback, driveway width, setback for parking spaces and landscape buffers.

3. That the Warwick City Council included the following stipulations as integral to zone change PCO-10-12.
 - That the use is limited to a dental office with ten (10) operatories.
 - That there shall be no separate office use established in the basement area and any future use of the basement is restricted to ancillary or accessory use.
 - That the total number of residential dwelling units shall not exceed the five (5) existing units.
 - That the landscape buffer shall be increased in order to minimize the impact on the abutting residential area and the landscape buffer must be approved by the Planning Department.
4. That the project received Master Plan approval from the Warwick Planning Board at the April 11, 2012 meeting.
5. That the subject property is located on the westerly side of Post Road and is identified as Assessor's Plat: 220, Assessor's Lot: 055, and consists of approximately 57,427 square feet.
6. That surrounding properties fronting on Post Road consist primarily of commercial uses including office and multifamily dwellings.
7. That the parcel abuts residentially zoned property to the north, south and west.
8. That the subject property is located within close proximity to the commercial center of East Greenwich.
9. That in October 1984, the subject property received approval from the Zoning Board of Review, Petition #5283, authorizing the conversion of the existing dwelling and dental office, to five (5) dwelling units and a professional office and that the property has continued to operate in that capacity for the past 28 years.
10. That there will be no significant negative environmental impacts from the proposed development.
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 the proposed development possesses adequate access to a public street.
13. That the property has access to public sewer and water. Water service is provided by Kent County Water Authority.

Planning Department Recommendation

Planning Department recommendation is to grant Preliminary approval, with Final approval by the Administrative Officer, upon compliance with the following stipulations:

1. That the project engineer shall note the dimensions from the westerly and southerly property lines to the parking area on the Final Plan:
2. That the applicant shall revise the landscape plan prepared by Soule & Associates, ASLA; dated September 2012, as follows. The revised plan shall be submitted to the Landscape Project Coordinator prior to final approval.
 - Remove the six (6) Rosebay Rhododendron from the back property landscape buffer planting and replace with six (6), 6 to 7 foot Techny Arborviates.
 - Increase the size of the four (4) White Fir/Abies Concolor to 6 to 7 feet in height.
 - Increase the size of the three (3) Blue Spruce/Picea pungens, 'Colorado Green' to 6 to 7 feet in height.
 - When installing the back landscape buffer evergreen plantings, stagger the planting locations to create a double row of plantings.
 - The Warwick Landscape Project Coordinator shall be contacting prior to the commencement of any planting.
3. All landscaping must be maintained in healthy condition for the life of the project, as per Warwick Zoning Ordinance, 505.7(B) *Maintenance of Landscaped Areas*.

Actions by the Administrative Officer

Administrative Subdivision

<u>Name</u>	<u>Assessor's Plat:</u>	<u>Assessor's Lot/s</u>
Marchetti-Pomoranski Plat	290	162 & 364
New England Investment Plat	262	279

Other Business

Election of Officers