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Planning Director



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CITY OF WARWICK
Planning Department
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**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, March 12, 2014
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 February 2014 meeting minutes.

Public Informational Meeting

Major Land Development/Subdivision

Brentwood Assisted Living

Applicant/Property Owner: 3844 Post Road, LLC, 1635 Division Road LLC,
Richard Miga, Jr.
Location: 4014, 4022 and 4036 Post Road
Assessor's Plat: 235
Assessor's Lots: 11, 12, 13, 271
Zoning District: O, Office
Land Area: 60,347 square feet
Number of existing lots: 4
Number of proposed lots: 1
Surveyor: Scituate Surveys, Inc.
Ward: 9

Background

The Applicant is requesting Master Plan Approval of a Major Land Development Project/ Subdivision to demolish three (3) existing buildings and construct a 74 bed, four story, assisted living facility. This use (Warwick Zoning Ordinance Use Code 705. *Extended care, convalescent, rest, or nursing home*) requires a special use permit in an Office zone, and relief for a building with greater than allowed height

The proposed development is sited on four Assessor's lots, with a combined area of 60,347 square feet. The three buildings currently located on the site will be demolished to create space for the proposed development. The site is located on Post Road and was formerly being used as residential and office use. The proposed development consists of the construction of an assisted living facility with 74 single bed units and 50 employees. Accommodations, social activities, personal care services, assistance and meals will be provided for the residents and the facility will be staffed 24 hours per day, 7 days per week. Site improvements will include new parking and landscape areas. There will be exterior living spaces, including a balcony, patio and garden, located to the rear of the building facing Greenwich Bay

Access to the site will be provided from two curb cuts on Post Road, with emergency vehicles entering from one curb cut and exiting from the second curb cut.

According to Rhode Island Statewide Planning population projections, the overall population of the State is expected to decline from 2010 to 2015, grow modestly for a few years and then decline again in the decade between 2030 and 2040. While the overall number is projected to decline, the composition will change and the State's age distribution will shift toward older ages. According to the City's current Comprehensive Plan update, like most mature, suburban style communities, Warwick has an aging population, meaning that the City has to pay attention to meeting the housing needs of a growing senior population and provide a diversity of housing options.

As a member of the MacArthur Foundation Research Network on an Aging Society, Dr. S. Jay Olshansky, pointed out: "As this generation of those ages 55 to 64 move into retirement within the next 10 to 15 years, they are going to experience levels of morbidity, disability and frailty that are higher than the generations that preceded them into retirement because they will live longer"

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 and consistent with the principles as proposed in the current Comprehensive Plan update, 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 property fronts on Post Road (US Route 1), with the Amtrak Rail corridor to the east, Brentwood Nursing Home to the north and multifamily residential units to the south.

3. The parcel is identified as Assessor's Plat: 235 Assessor's Lots: 11, 12, 13, and 271 and is zoned Office. The proposal meets all of the dimensional requirements of an office zone, including the parking requirement for convalescent or nursing home use of 1 space per 2 beds, with the exception of the building being higher than allowed.
4. Not in compliance with the standards and provisions of the City's Zoning Ordinance therefore requiring Zoning Board of Review approval of a special use permit allowing Use Code 705. *Extended care, convalescent, rest, or nursing home* with dimensional relief for a building with greater than allowed height.
5. That the properties north and south of the subject parcel, and fronting on Post Road are a combination of commercial buildings, offices, and larger scale multifamily and single family dwellings.
6. 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.
7. That the proposed development possesses adequate access to a public street.
8. That the proposed development has access to public water and sewer, with an existing sewer service for the proposed project.

Planning Department Recommendations

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

1. That the project shall receive Zoning Board of Review approval for a Special Use permit, Use Code 705. *Extended care, convalescent, rest, or nursing home*, with relief for a building with greater than allowed height.
2. That prior to Final Approval, the Applicant shall merge Assessor's Plat 235 Assessor's Lots 11, 12, 13 and 271, and record a subdivision, as per the City of Warwick's Development Review Regulations.
3. That all plans 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.
4. That all Rhode Island highway bounds and permanent survey markers shall be protected during and up to the completion of the project. If disturbed, the bounds shall be reset at the Applicant's expense. This shall be noted on the site plan.

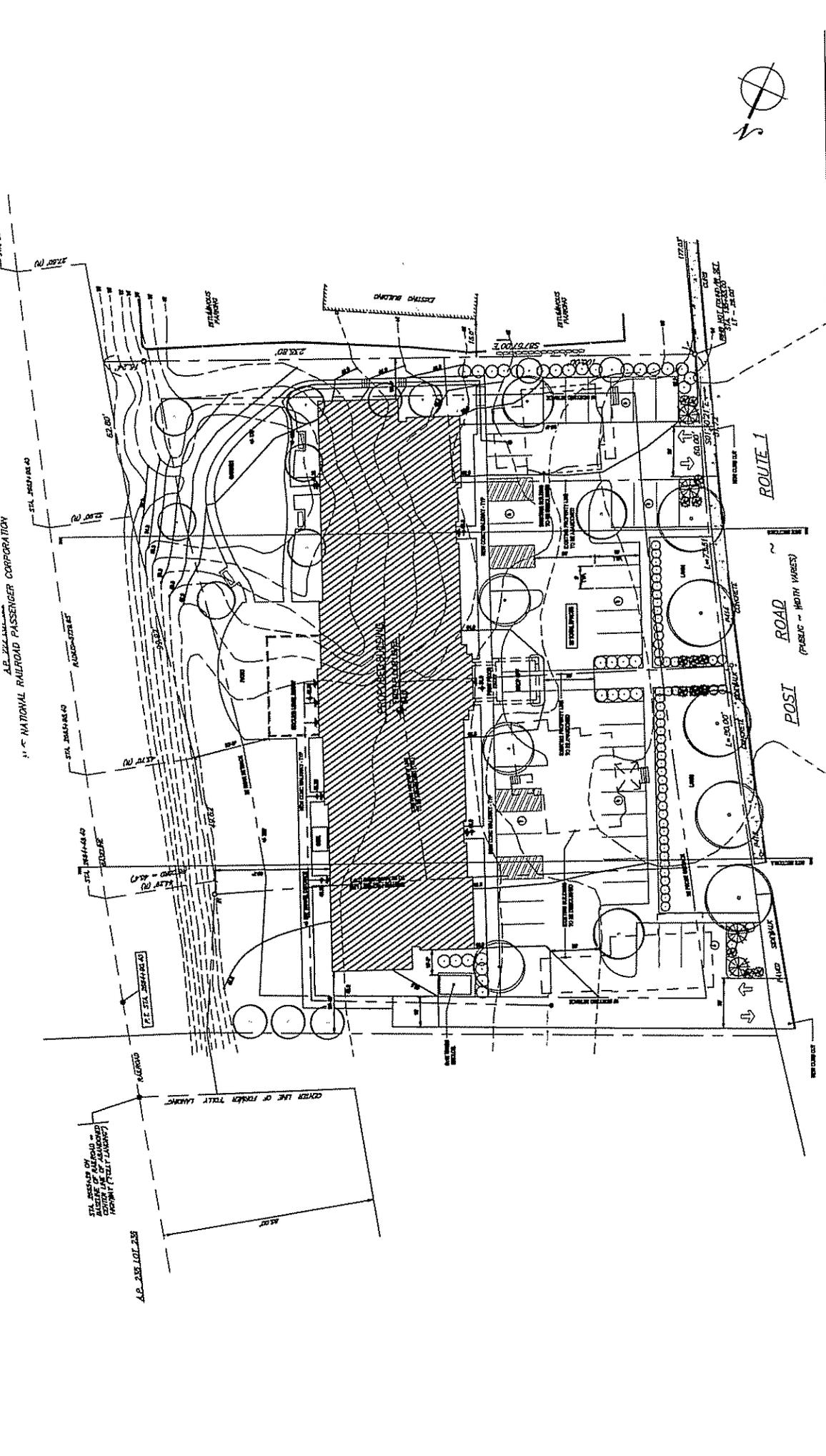
5. That the design for the stormwater collection system shall be in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, and designed to demonstrate a zero-net runoff from the proposed development.
6. That all necessary state permits, including but not 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 RIDEM or RIDOT.
7. That an adequate number of fire hydrants shall be installed, spaced 300 feet apart, and provide a minimum of 1000gpm. Buildings with sprinkler systems require a hydrant within 100 feet of the fire department connection.
8. That all two way travel lanes shall have a minimum of 24 feet of unobstructed width and an unobstructed vertical clearance of 13'6", and all corners shall be negotiable by vehicles having an outer fire turning radius of 50' to allow for unimpeded access by fire apparatus.
9. That the Project Engineer shall submit a complete set of plans to the Warwick Sewer Authority for review and approval. These plans shall comply with all WSA construction standards and Industrial Pretreatment Regulations.
10. That all 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.
11. That the Preliminary submittal shall include a Landscape Plan, prepared 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 City Landscape Project Coordinator and provide, at a minimum, substantial landscape screening for abutting residential properties, as per Warwick Zoning Ordinance, Section 505.1C.
12. That the Preliminary submittal shall include a traffic impact statement, as per the City of Warwick's Development Review Regulations, Section 6.6.3 Traffic.
13. That the Applicant shall modify the site plan to limit the impact of the building on the abutting residential complex (AP235,AL9) by moving the building to the north and west on the site, as allowable.
14. That the Project Architect consider the residential character of the building and area and incorporate elements to reflect this in the building design.
15. That the site design shall include a provision for internal circulation and parking between the project area (Assessor's Plat 235, Lots 11, 12, 13 and 271) and the existing Brentwood Nursing Home, Assessor's Plat 235, Assessor's Lot 16.

Actions by the Administrative Officer

Administrative Subdivision

<u>Name</u>	<u>Assessor's Plat:</u>	<u>Assessor's Lot/s</u>
Lusi-Berkeley Plat	220	3 & 239

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.



BRENTWOOD ASSISTED LIVING

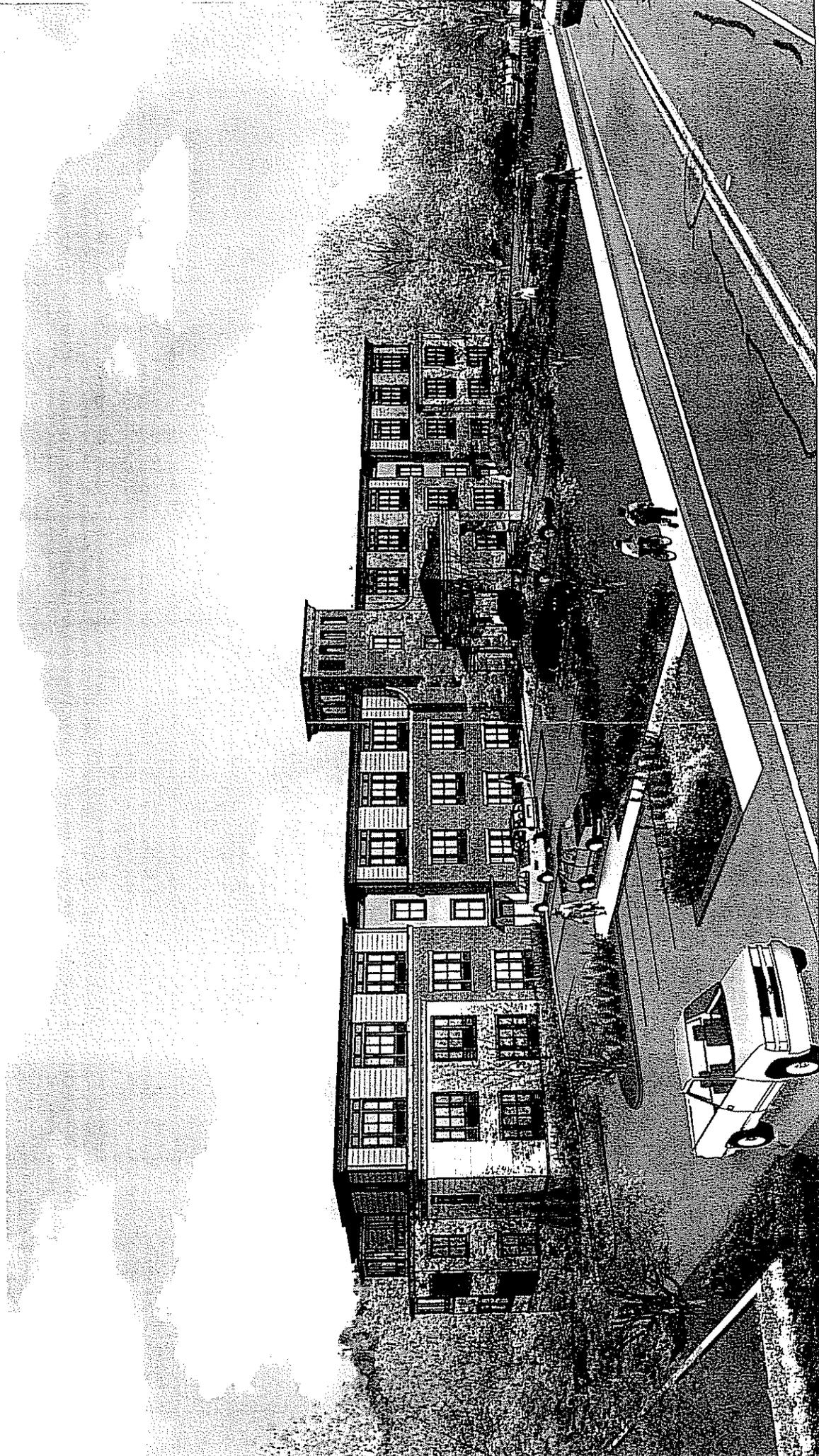
PROPOSED SITE PLAN

4 DECEMBER 2013

SCALE: 1/32" = 1'-0"



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



BRENTWOOD ASSISTANT LIVING

FRONT PERSPECTIVE
4 DECEMBER 2013
NO SCALE



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

