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Planning Director



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Mayor

CITY OF WARWICK
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Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, May 13, 2015
Time: 6:00 p.m.
Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

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

- Review and approval of the October 2014 meeting minutes.
- Review and approval of the December 2014 meeting minutes.
- Review and approval of the January 2015 meeting minutes.
- Review and approval of the March 2015 meeting minutes.

Request for a Zone Change
Recommendation
65 Shippen Avenue

Applicant: House of Hope Community Development Corp.
Location: 65 Shippen Avenue
Assessor's Plat: 307
Assessor's Lot: 89
Total area: 1.95 acres
Zoning District: A-10 Planned District Residential and Open Space
Proposed Zoning: Modification to the conditions of the exiting zone change, PCO-59-89, December 20, 1989.

Background

The building located at 65 Shippen Avenue is property of the City of Warwick, and has been leased by the House of Hope Community Development Corporation (Applicant) continuously since 1989, to provide transitional housing.

In December 1989, the Warwick City Council approved PCO-59-89, changing the existing zoning on the parcel from Residential A-10, to a combination of Open Space and Planned District Residential (PDR)/A-10 for the establishment of a duplex dwelling to be used for transitional housing within the existing building (the former Spring Green School) located on the site. At that time, the upper floor was converted to two (2) units for families and two (2) offices for social service staff members.

City Council approved PCO-59-89, Stipulation 3 reads as follows:

If any change in use is desired, notification to all property owners within two hundred (200') feet of the subject property shall be given and a hearing before the City Council shall be required.

In 2005, as a result of changes in the structural organization of the House of Hope, the offices located at Shippen Avenue were moved to the 3188 Post Road facility, and the program at Shippen Avenue changed in the fall of 2010, to *Operation First Step*, a shelter for homeless, adult women. The use continued to be a transitional housing use, but the duplex configuration was changed to a facility with shared living spaces, to provide for needs of the residents.

To be in compliance with the stipulations of PCO-59-89, the Applicant is requesting to update and modify the zone change to reflect the change in the program from a duplex to transitional housing for unrelated individuals provided in a facility with shared living spaces. There will be no change to the exterior of the building or increase in building footprint.

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. That the subject property was formerly the Spring Green School, constructed in 1917, and is the property of the City of Warwick.
2. That the parcel is bounded by Shippen and Willing Avenues and Balsam and Aster Streets, and consists of 1.95 acres.
3. That the House of Hope is an organization devoted to providing shelter for homeless families and individuals.
4. That the Applicant has leased this building from the City of Warwick continuously since 1989 to provide transitional housing.

5. That the Applicant renewed the lease agreement with the City for the building on June 24, 2013 for a term of ten (10) years.
6. That a portion of lot 89 is zoned Open Space and is used for outdoor recreational use.
7. That the use is not in compliance with the stipulations of Zone Change PCO-59-89, therefore requiring notification of abutters within 200' and City Council review and approval.
8. That the properties east and south of the subject parcel are single-family dwellings. The properties to the north and west of the subject property are commercial uses (Office zone), including single and multi-family dwellings.
9. That the proposal was reviewed by the following City Departments and Commissions: Public Works, Building, Water, Fire, Land Trust, Conservation Commission and Historic District Commission, all expressing no comments or concerns.
10. That the Sewer Authority expressed no concerns regarding the modification to the zone change, but stated that sewers will be available for this parcel in 2015-16, and recommended connecting as soon as sewers are available since the parcel is currently utilizing a pre-1990's on-site system.
11. That the program and resident population at the parcel will continue to exist in its current use, which has been in existence since the fall of 2010. This will continue to be a transitional housing environment as per City Council zone change PCO-59-89.

The Planning Department finds the proposed modification to zone change PCO-59-89 to be in compliance with the City's Comprehensive Plan, including the Goals and Policies Statement, the Historic and Cultural Resources, and the Housing and Neighborhoods Element, including, but not limited to the following:

Chapter 7, Housing and Neighborhoods, which includes as a goal to have a wide range of housing choices to meet the diverse needs of households at all income levels and all stages of life, and a policy to continue efforts to provide scattered site affordable housing needs for families and, *Chapter 6, Historic and Cultural Resources*, which specifically calls for protection and preservation of the City's historic resources, including structures, natural features and character areas, and to promote adaptive reuse of historic buildings.

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.

103.5 Provide for the protection of the natural, historic, cultural and scenic character of the City or areas therein.

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe and sanitary housing, including opportunities for the establishment of low and moderate-income housing.

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

103.15 Provide for reasonable accommodations in order to comply with the RI Fair Housing Practices Act, the US Fair Housing Amendments Act of 1988 (FHAA), the RI Civil rights of Individuals with Handicaps Act, and the Americans with Disabilities Act (ADA).

The Planning Department supports a favorable recommendation to the Warwick City Council for the modification to zone change PCO-59-89 to eliminate the duplex restriction, and to allow for transitional housing in a facility with shared living spaces, with the following stipulations:

1. That the Applicant shall connect the building to municipal sewers, when available.
2. That any changes to this use shall be reviewed and approved by the City Council.

Public Meeting
Minor Subdivision
162 Payton Avenue
Park Avenue
The Payton Plat/Preliminary

Location:	162 Payton Avenue Park Avenue
Applicant:	North End Realty, LLC
Assessor's Plat:	355
Assessor's Lot(s):	188
Zoning District:	A-7 Residential
Land Area:	30,056 Square Feet
Surveyor:	Flynn Survey, Inc.
Ward:	5

Project Scope

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (1) one existing 30,056 square-foot lot with an existing single-family dwelling, to create (4) four new lots, (2) two new conforming 7,514 square-foot lots for the development of single-family dwellings fronting on Payton Avenue and (2) two new conforming 7,514 square-foot lots for the development of single-family dwellings fronting on Park Avenue, zoned Residential A-7.

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. That the proposed development is generally consistent with the Comprehensive Community Plan, and consistent with the existing neighborhood, having lots within the 200' radius containing single-family dwellings that meet and exceed the existing zoning requirements.
2. That the subject property is located at 162 Payton Avenue and Park Avenue, in the vicinity of Hope Avenue and Tidewater Avenue and is identified as Assessor's Plat: 355, Assessor's Lot: 188.
3. That the subject property consists of (1) one Tax Assessor's lot totaling 30,056 square feet and zoned A-7 Residential.
4. That the Applicant proposes to subdivide (1) one existing 30,056 square-foot lot with an existing single-family dwelling, to create (4) four new lots, (2) two new conforming 7,514 square-foot lots for the development of single-family dwellings fronting on Payton Avenue and (2) two new conforming 7,514 square-foot lots for the development of single-family dwellings fronting on Park Avenue.
5. That the A-7 Residential Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.
6. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance.
7. That the Applicant, on March 18, 2015, received Historic District Approval for alteration to the existing stone walls on-site.
8. That RI Historical Preservation & Heritage Commission (RIHPHC) reviewed the plan submission and determined that the existing structure, although not on the National Register of Historic Places, appears to be a building of historical interest. The structure is historically known as the Malachi R. Gardiner House, which was built in 1850 and

altered in the 1880s. The structure is included in the RIHPHC publication Warwick, Rhode Island: Statewide Historical Preservation Report.

9. That the RI Tree Council, at the request of the former owner, visited the site last year to assess the condition, species and caliper of several trees on the site. The RI Tree Council found that there were (3) three trees of significant interest: a Champion Tulip Tree in the side-yard of the parcel measuring 187 inches in circumference and 59 inches in diameter, believed to be the Fourth Largest Tree in the State; an American Linden measuring 158 inches in circumference and 50 inches in diameter; and a Cucumber Magnolia measuring 124 inches in circumference and 39 inches in diameter, determining that the aforementioned trees were excellent specimens, in good health and believed to be 80 to 100 years old.
10. That the Mayor's Office, Ward 5 Councilman Ed Ladouceur, and the Planning Department received several calls and emails with concerns regarding the destruction of the aforementioned trees.
11. That, at the request of the Planning Department and due to concerns from the Mayor's Office, the Ward 5 Councilman, and the neighbors, the Applicant held a neighborhood meeting on April 22, 2015 to address the constituents' concerns.
12. That both Payton Avenue and Park Avenue have been recently resurfaced by the Warwick Sewer Authority.
13. That the property will have access to Municipal Sewer and Water.
14. 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.
15. That there will be no significant negative environmental impacts from the proposed development.
16. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant Preliminary Approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans submitted 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 Applicant shall provide a Final Plan and Record Plat, which shall include, but not be limited to:
 - Note existing and proposed utilities, including, but not limited to, gas lines
 - Note the existing structure
 - Show wetlands within 200 feet or add standard wetland notation
 - Differentiate the delineation between existing and proposed utilities
 - Note the far side of the roadway edge
 - Note the top of foundation elevation
 - Note structures on abutting properties
 - Note required Monumentation
 - Note roadway restoration details
3. That the lowest floor elevation of all buildings (including basements) shall be at least (3) three feet above the maximum high ground water elevation.
4. That, prior to Final Approval, the Applicant shall provide drainage calculations detailing that the drainage, as proposed, is sufficient to mitigate the additional run-off created by the proposed development, meeting the zero-net run-off standard. There shall be no run-off directed to abutting properties or the City's Rights-of-Way.
5. That, prior to construction, the Applicant/Developer shall excavate test holes to determine the maximum high groundwater elevation and adjust building elevations accordingly.
6. That the temporary utility trenches shall be properly compacted in (6) six inch lifts and must have a minimum of (12) twelve inches of compacted gravel under the temporary pavement; temporary pavement shall be a minimum of (4) four inches thick and shall be laid in two courses.
7. That the Applicant shall be responsible for the final restoration of the roadways. Curb-to-curb restoration shall be required in all the locations of the proposed utilities. An even saw-cut shall transverse the pavement. The interface between new and old pavement shall be completed with a smooth transition. The patch area must be properly compacted. The entire restoration must be cold-planed to a depth of 1.5 inches; tack coat must be applied and a 1.5-inch bituminous wearing course to shall complete the process. A permanent patch shall not be installed prior to a 90-day settlement period.
8. That the Applicant, prior to Final Approval, shall coordinate with the City's Water Division and the Sewer Authority regarding installation and connection to Municipal Water and Sewer.
9. That the Applicant, understanding the many environmental benefit of trees and the importance of trees to air quality and to stormwater mitigation, has agreed to plant (18) eighteen 2"-2.5" caliper deciduous shade trees, (1) one 2"-2.5" caliper deciduous shade tree for every 50 feet of lot frontage along Lot 1 and Lot 2 on Payton Avenue and (1) one

2"-2.5" caliper deciduous shade tree for every 50 feet of lot frontage along Lot 3 and Lot 4 on Park Avenue. The remaining trees shall be planted based on recommendations of the Ward 5 Councilman, in cooperation with the City's Sustainability/Landscape Coordinator, prior to the issuance of a Certificate of Occupancy.

10. That, as specified in Chapter 6. Historic and Natural Resources, the Applicant shall coordinate with Planning Staff regarding "Historic Marker Signage for the site with a summary of the historic significance of the site.
11. That the Applicant, prior to Final Approval, shall provide deeds for review.
12. That the Applicant shall provide a Performance Bond for the installation of Monumentation, roadway restoration and installation of trees, prior to the recording of the "Final Record Plat".

Public Meeting
Minor Subdivision
224 Samuel Gorton Avenue
Three G's Plat/Preliminary

Location:	224 Samuel Gorton Avenue
Applicant:	Michael Capuano
Assessor's Plat:	356
Assessor's Lot(s):	13
Zoning District:	A-7 Residential
Land Area:	15,000 Square Feet
Surveyor:	John W. Greene, PLS
Ward:	5

Project Scope

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (1) one existing 15,000 square-foot lot with an existing single-family dwelling, garage and shed to be razed, to create (2) two lots; (1) one new 7,500 square-foot conforming lot for the development of a single-family dwelling; and (1) one new 7,500 square-foot conforming lot for the development of a single-family dwelling, both lots fronting on Samuel Gorton Avenue, zoned Residential A-7.

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. That the proposed development is generally consistent with the Comprehensive Community Plan, and consistent with the existing neighborhood, having lots within the 200' radius containing single-family dwellings that meet and exceed the existing zoning requirements.

2. That the subject property is located at 224 Samuel Gorton Avenue, in the vicinity of Hope Avenue, Elmdale Avenue and Arlington Avenue, and is identified as Assessor's Plat: 356, Assessor's Lot: 13.
3. That the subject property consists of (1) one Tax Assessor's lot totaling 15,000 square feet and zoned A-7 Residential.
4. That the Applicant proposes to create (2) two new lots; (1) one 7,500 square-foot conforming lot fronting on Samuel Gorton Avenue, and (1) one new conforming lot fronting on Samuel Gorton Avenue for the development of a single-family dwelling.
5. That the A-7 Residential Zoning District requires a minimum of 70 feet of frontage and lot width and a minimum area of 7,000 square feet per individual lot.
6. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance.
7. That the Applicant submitted plans for review and comment by City Departments, and, based on the aforementioned comments, has submitted revised plans for Planning Board approval.
8. That the RI Historical Preservation & Heritage Commission reviewed the plan submission and determined that the existing structure, built in 1857, had been altered significantly and therefore was not considered historic.
9. That the property is serviced by a 6-inch AC Water Main.
10. That the property will have access to Municipal Sewer and Water.
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 will be no significant negative environmental impacts from the proposed development.
13. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant Preliminary Approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans submitted 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 the Final Plans shall meet all requirements of the City of Warwick Land Development Regulations, including, but not limited to, required statements.
3. That, prior to Final Approval, the Applicant shall provide a Final Plan and Record Plat, which shall include, but not be limited to, noting and identifying clearly existing and proposed utilities.
4. That there is an existing $\frac{3}{4}$ inch service for the subject parcel that can be utilized for development. Should the Applicant decide NOT to utilize the existing curb stop, the Applicant shall cut-off the curb stop at the main and a minimum 1-inch curb stop shall be installed.
5. That the Applicant, prior to Final Approval, shall coordinate with the City's Water Division and the Sewer Authority regarding installation and connection to Municipal Water and Sewer.
6. That the temporary utility trenches shall be properly compacted in 6-inch lifts and must have a minimum of 12-inches of compacted gravel under the temporary pavement; temporary pavement shall be a minimum of 4-inches thick and shall be laid in two courses.
7. That the Applicant shall be responsible for the final restoration of the roadways. Curb to curb restoration shall be required in all the locations of the proposed utilities. An even saw-cut shall transverse the pavement. The interface between new and old pavement shall be completed with a smooth transition. The patch area must be properly compacted. The entire restoration must be cold-planed to a depth of 1.5 inches; tack coat must be applied and a 1.5-inch bituminous wearing course shall complete the process. A permanent patch shall not be installed prior to a 90-day settlement period.
8. That the Applicant, prior to Final Approval, shall provide deeds for review.
9. That the Applicant shall preserve and protect the exiting street tree located along the frontage of Parcel B of the Three G's Plat, by installing drip-line tree protection.
10. That the Applicant shall plant (3) three 2"-2.5" caliper deciduous shade trees for every 50 feet of lot frontage along Samuel Gorton Avenue, prior to the issuance of a Certificate of Occupancy.
11. That the Applicant shall coordinate with the City's Landscape Project Coordinator regarding species and location, prior to tree purchase.

12. That the Applicant shall provide a Performance Bond for the installation of Monumentation, roadway restoration and installation of trees, prior to the recording of the "Final Record Plat".

Public Meeting
Minor Subdivision
900 Greenwich Avenue
Greenwich Avenue Plat/Preliminary

Location: 900 & 934 Greenwich Avenue
Alvin Street
Applicant: Gladys L. Cok Revocable Living Trust
Igor Cok, Trustee
Church of Christ
Assessor's Plat: 266
Assessor's Lot(s): 497 & 564
Zoning District: A-10 Residential
Land Area: 3.45 acres
Surveyor: Boyer Associates
Ward: 7

Project Scope

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (2) two lots to create (3) three lots; (1) one new 23,408 square-foot lot with an existing single-family dwelling and related accessory uses, fronting on Greenwich Avenue; (1) one new 19,226 square-foot lot for the development of a single-family dwelling, fronting on Greenwich Avenue; and (1) one new 107,627 square-foot lot with an existing religious facility, fronting on Greenwich Avenue and Alvin Street and zoned Residential A-10.

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. That the proposed development is generally consistent with the Comprehensive Community Plan, and consistent with the existing neighborhood, having lots within the 200' radius containing single-family dwellings that meet and exceed the existing zoning requirements.
2. That the subject property is located at 900 & 934 Greenwich Avenue and Alvin Street and is identified as Assessor's Plat: 266, Assessor's Lots: 497 & 564.
3. That the subject property consists of (2) two Tax Assessor's lots totaling 3.45 acres and zoned A-10 Residential.

4. That the Applicant proposes to subdivide (2) two lots to create (3) three lots; (1) one new 23,408 square-foot lot with an existing single-family dwelling and related accessory uses, fronting on Greenwich Avenue; (1) one new 19,226 square-foot lot for the development of a single-family dwelling, fronting on Greenwich Avenue; and (1) one new 107,627 square-foot lot with an existing religious facility, fronting on Greenwich Avenue and Alvin Street.
5. That the A-10 Residential Zoning District requires a minimum of 100 feet of frontage and lot width and a minimum area of 10,000 square feet per individual lot.
6. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance.
7. That the Applicant submitted plans for review and comment by City Departments, and, based on the aforementioned comments, has submitted revised plans for Planning Board approval.
8. That the Applicant has received a RIDOT-PAP No.150401, for the curb cut for the proposed single-family dwelling.
9. That the Applicant has received Kent County Water Approval No. 847, for the proposed single-family dwelling.
10. That there are a well and garage on-site that are made of stone unique in character.
11. That the property will have access to Municipal Sewer and Kent County Water.
12. 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.
13. That there will be no significant negative environmental impacts from the proposed development.
14. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

The Planning Department's recommendation is to grant Preliminary Approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans submitted 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 Applicant shall provide a Final Plan and Record Plat, which shall include, but not be limited to, noting that there are no wetlands within 200 feet of the site.
3. That the Applicant/Developer, prior to Final Approval, shall coordinate with the City's Sewer Authority regarding installation and connection to Municipal Sewer.
4. That the Applicant, prior to final approval, shall raze the existing foundation noted to the rear on Parcel 1 of the Greenwich Avenue Plat.
5. That the existing house on Parcel 1 of the Greenwich Avenue Plat is to remain a single-family use, until such time as the Applicant/Property Owner applies for multi-family approval.
6. That the Applicant/Developer shall retain and reuse the stones from the existing well on Parcel 2 on-site as part of the overall design.
7. That the Applicant shall preserve and protect the existing Crimson King Maple tree, located on Parcel 1 and the 20" caliper Oak tree located in close to the property line between Parcel 1 and Parcel 2 of the Greenwich Avenue Plat.
8. That, prior to the issuance of a Certificate of Occupancy, the Applicant shall plant (1) one 2"-2.5" caliper deciduous shade tree for every 50 feet of lot frontage along Parcel 1 and Parcel 2 of the Greenwich Avenue Plat, prior to the issuance of a Certificate of Occupancy. This number may be reduced if there are existing mature trees in good condition that can be preserved and protected during construction.
9. That the Applicant shall coordinate with the City's Landscape Project Coordinator regarding species and location, prior to tree purchase.
10. That the Applicant shall provide a Performance Bond for the installation of Landscaping and Monumentation, prior to the recording of the "Final Record Plat".
11. That the Applicant, prior to Final Approval, shall provide deeds for review.

Public Informational Meeting
Major Land Development/Zone Change
West Shore Road Condominiums
Master Plan

Location: West Shore Road
Assessor's Plat: 352
Assessor's Lots: 50 & 61
Applicant: Sturbridge Home Builders
Zoned: A-10 (Residential)
Proposed Zone: A-10 (Planned District Residential-PDR)
Area: 6.2 Acres
Ward: 5
Engineer: DiPrete Engineering

Background

The Applicant is requesting Master Plan Approval of a Major Land Development Project along with a recommendation for a Zone Change. The Applicant is proposing to merge (2) two vacant lots to accommodate an (18) eighteen-unit condominium complex with less than required front-yard and side-yard setback. The Applicant is proposing single-story and story-and-a-half units to accommodate aging in place.

That Applicant is also requesting a recommendation to the City Council for a zone change from A-10 Residential to A-10 Planned District Residential (PDR) with the following City Council Zoning exemptions for less-than-required front-yard and side-yard setbacks.

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, being consistent with the existing neighborhood, having other multi-unit residences within the 200' radius of the subject property.
2. That the subject property is located along West Shore Road; and is identified as Assessor's Plat: 352; Assessor's Lots: 50 & 61.
3. That the subject property consists of (2) two Tax Assessor's lots totaling 6.2 acres and is zoned Residential A-10.
4. That, based on the Planning Department's request, the Applicant held a community outreach meeting at City Hall on February 18, 2015 to present the plan, as well as, to gain feedback from the community.

5. That, subsequent to that neighborhood meeting, the Applicant purchased an additional abutting lot and sent letters the neighbors notifying them of an increase of units from the (13) thirteen, as presented at the meeting to the current (18) eighteen units.
6. That the Applicant and the Project's Engineer held a pre-submission meeting with Planning Staff and City Departments to review the proposed development and that the Applicant has made revisions to the original plan based on the departmental comments and community feedback.
7. That the Project, as proposed, is not in compliance with the standards and provisions of the City's Zoning Ordinance and therefore, requires a City Council Zone Change from A-10 Residential to A-10 Planned District Residential and exemptions for less-than-required front-yard and side-yard setbacks.
8. That the RI Historical Preservation and Heritage Commission (RIHPHC) has reviewed the project and determined that the area is sensitive for archaeological resources. Findings of Native American Artifacts have been reported to RIHPHC, with the potential that the area contains a significant pre-contact site. Additionally, this was the site of the "Stone Castle" built in 1649, a stone-built house that served as the garrison house of the Colonial settlement in Warwick. It was the only English building to survive the King Philip's War and was demolished in 1795. It is expected that foundations of the "Stone Castle" and associated artifacts from the 17th and 18th centuries will be found on-site, representing a significant cultural resource. This is, potentially, the most important early historic archaeological site in Rhode Island.
9. That, additionally, RIHPHC found that the Wickes-Greene Historic Cemetery No. 28 may contain burials outside of the proposed 25-foot buffer.
10. That the Applicant retained the Public Archaeology Laboratory to perform a comprehensive survey of the property and RIHPHC has issued a permit for archeological investigation.
11. That the Applicant has received RIDEM-Wetlands Verification Application No. 11-0234.
12. That West Shore Road is a 35 mph zone roadway, which requires a sightline distance of 250 feet and that the proposed entrance locations provide in excess of 300 feet of sightline distance in both the east and west directions.
13. That the parcel will have access to Municipal Water and Sewer.
14. 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.
15. That the proposed development possesses adequate access to a public street.

Planning Department Recommendations

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

1. That the Applicant shall receive a City Council Zone Change from A-10 Residential to A-10 Planned District Residential with exemptions for less-than-required front-yard side-yard setbacks.
2. That the Applicant shall submit a Preliminary Plan that 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.
3. That the Applicant shall submit a Preliminary Plan that shall include, but not be limited to:
 - Address the setback between Unit 14 and the easterly garage.
 - Note an adequate number of fire hydrants spaced 300 feet apart and provide a minimum of 1000 GPM. Sprinklered buildings require a hydrant within 100 feet of the Fire Department Connection.
 - Note the Sewer line extension.
 - Note Mueller Hydrants.
4. That, prior to Preliminary Approval, a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010. This plan shall be subject to approval by the City Engineer, prior to submission to RIDEM and RIDOT.
5. That, prior to Preliminary Approval, the Applicant shall receive all required State and local permitting, including, but not limited to, RIDEM, RIDOT-PAP and local PAP.
6. That, prior to Preliminary Approval, the Applicant shall receive Historic Cemetery Approval.
7. That the Applicant shall coordinate with Planning Staff regarding stones located on-site that shall be retained and reused on-site as part of the overall design.
8. That, as specified in Chapter 6, Historic and Natural Resources, the Applicant shall coordinate with Planning Staff regarding "Historic Marker Signage for the site with a summary of the historic significance of the site.
9. That all archeological investigations and determinations shall be finalized prior to the submission to the City Council for the required Zone Change.
10. That the Applicant shall coordinate with the City's Sanitation Division regarding trash and recycling collection.

11. That the Applicant shall coordinate with the City's Water Division regarding water services, prior to the submission for Preliminary Approval.
12. That all Monumentation shall be protected during all phases of construction. Any Monumentation that is disturbed or destroyed shall be replaced by the Applicant.
13. That, as part of the Preliminary Application, the Applicant shall include a Landscape Plan, drawn and stamped by RI Licensed Landscape Architect.

Request for a Zone Change
Recommendation
West Shore Road

Location:	West Shore Road
Assessor's Plat:	352
Assessor's Lots:	50 & 61
Applicant:	Sturbridge Home Builders
Zoned:	A-10 (Residential)
Proposed Zone:	A-10 (PDR)
Area:	6.2 Acres
Ward:	5
Engineer:	DiPrete Engineering

The Applicant is requesting a zone change recommendation to merge (2) two vacant lots to accommodate an (18) eighteen-unit condominium complex with less than required front-yard and side-yard setbacks. The Applicant is proposing single-story and story-and-a-half units to meet the diverse needs of households at all stage of life

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. That the proposed development is generally consistent with the Comprehensive Community Plan, being consistent with the existing neighborhood, having other multi-unit residences within the 200'radius of the subject property.
2. That, the Project, as proposed is in compliance with the City's Comprehensive Plan, including the Goals and Policies Statement, the Historic and Cultural Resources, the Housing and Neighborhoods Element, and the Natural Resources Element.
3. That, the Project, as proposed is not in compliance with the standards and provisions of the City's Zoning Ordinance, and therefore, requires exemptions for less-than-required front-yard and side-yard setbacks.
4. That, based on the Planning Department's request, the Applicant held a community outreach meeting at City Hall on February 18, 2015 to present the plan, as well as to gain feedback from the community.

5. That, subsequent to that neighborhood meeting, the Applicant purchased an additional abutting lot and sent letters to neighbors notifying them of an increase of units from the original (13) thirteen to the current (18) eighteen units.
6. That the Applicant and the Project's Engineer held a pre-submission meeting with Planning Staff and City Departments to review the proposed development and that the Applicant has made several revisions to the original plan based on the departmental comments and community feedback.
7. That the RI Historical Preservation and Heritage Commission has reviewed the project and determined that the area is sensitive for archaeological resources. Findings of Native American Artifacts have been reported to RIHPHC, with the potential that the area contains a significant pre-contact site. Additionally, this was the site of the "Stone Castle" built in 1649, a stone-built house that served as the garrison house of the Colonial settlement in Warwick. It was the only English building to survive the King Philip's War and was demolished in 1795. It is expected that foundations of the "Stone Castle" and associated artifacts from the 17th and 18th centuries will be found on-site, representing a significant cultural resource. This is potentially the most important early historic archaeological site in Rhode Island.
8. That, additionally, RIHPHC found that the Wickes-Greene Historic Cemetery No. 28 may contain burials that are outside of the proposed 25-foot buffer.
9. That the Applicant has coordinated with Public Archaeology Laboratory to perform a comprehensive survey of the property and RIHPHC has issued a permit for archeological investigation.
10. That the Applicant has received RIDEM-Wetlands Verification Application No. 11-0234.
11. That West Shore Road is a 35-mph zone roadway, which requires a sightline distance of 250 feet and that the proposed entrance locations provide in excess of 300 feet of sightline distance in both the east and west direction.
12. That the parcel will have access to Municipal Water and Sewer.
13. That the proposed development possesses adequate access to a public street.

The Planning Department also finds the proposed zoning amendment 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:
 - B.) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.

- C.) The natural Characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface (water) or groundwater pollution
 - D.) The values and dynamic nature of coastal and freshwater ponds, the shoreline, and freshwater and coastal wetlands
 - E.) The values of unique of valuable natural resources and features
- 103.5 Provide for the protection of the natural, history, cultural, and scenic character of the City or areas therein.
- 103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe and sanitary housing, including opportunities for the establishment of low and moderate income housing.
- 103.10 Promote a high level of quality in design in the development of private and public facilities.

The Planning Department recommends a favorable recommendation to the Warwick City Council for an amended zoning amendment from A-10 Residential to A-10 Planned District Residential (PDR), with exemptions for less than required front-yard and side-yard setbacks, with the following stipulations:

1. That the Applicant shall coordinate with Planning Staff regarding stones located on-site that shall be retained and reused on-site as part of the overall design.
2. That, as specified in Chapter 6, Historic and Natural Resources, the Applicant shall coordinate with Planning Staff regarding "Historic Marker Signage for the site with a summary of the historic significance of the site.
3. That the Applicant shall coordinate with the City's Sanitation Division regarding trash and recycling collection.

Other Business

Annual Election of Officers

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: