

CITY OF WARWICK
PLANNING DEPARTMENT

CITY HALL ANNEX
3275 POST ROAD
WARWICK, RI 02886-7191

TELEPHONE: 401-738-2000 EX: 6289
PLANNING FAX: 401-737-5652
TDD: 401-739-9150

SCOTT AVEDISIAN
Mayor

MARK CARRUOLO
Director

Office of Planning

Office of Community
Development

Office of Landscape
Architecture

Planning Board

Warwick Station
Redevelopment Agency

Zoning Board

Conservation Commission

Harbor Management
Commission

Historic District
Commission

Historic Cemetery
Commission

Meeting Notice City of Warwick Planning Board

Date: Wednesday, May 08, 2013

Time: 6:00 p.m.

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

Review and approval of the March 2013 meeting minutes.

Public Meeting

Minor Subdivision

Parker-Carson Avenue Plat-Preliminary

Location: 3 Carson Avenue & Pond View Drive
Applicant: Zarrella Development Corporation
Assessor's Plat: 266
Assessor's Lot(s): 516 & 531
Zoning District: A-10 Residential
Land Area: 19,214 sq ft
Surveyor: Alpha Associates, LTD
Ward: 7

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (2) two abutting non-conforming merged lots to create (2) two new single family house lots; (1) one conforming lot fronting on Carson Avenue with an existing single family dwelling, and (1) one new conforming lot for the development of a single family house lot, fronting on Pond View Drive.

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 is located at 3 Carson Avenue and Pond View Drive and is identified as Assessor's Plat: 266, Assessor's Lots: 516 & 531.



The City of Warwick is committed to the promotion of fair housing and equal program access regardless of age, race, sex, national origin or physical handicap



Printed on recycled paper with non-toxic inks

2. That the subject property consists of (2) two tax assessor's lots totaling 19,214 square feet and is zoned Residential A-10.
3. That the Applicant proposes to create (2) two conforming lots; (1) one new 9,080 square foot lot fronting on Carson Avenue with an existing single family dwelling, and (1) one new 10,134 square foot lot for the development of a single family house lot, fronting on Pond View Drive.
4. That in the A-10 Residential Zone in which public sewer and water is provided; the lot area, frontage and lot width of the resulting lot or lots may be reduced to not less than 80 percent of the zone.
5. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance, specifically *405.3 (b) Subdivision of Merged Lots*.
6. That the property will be serviced by Kent County Water, and City of Warwick Sewer.
7. That the subdivision is generally consistent with the Comprehensive Community Plan.
8. That the subdivision 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.

Planning Department Recommendation

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

1. That Project Surveyor shall change the symbol designation for the existing granite bounds, so as not to cause confusion with the symbol designation for the existing catch basin, as noted on the *Minor Subdivision, Parker-Carson Avenue Plat*, last revision date April 18, 2013.
2. That the Applicant shall utilize RI native plant materials in the rain garden plans and the driveway swale, as noted on the *Minor Subdivision, Parker-Carson Avenue Plat*, last revision date April 18, 2013.
3. That the Applicant shall plant (2) new street trees on the lawn side of the sidewalk on Pond View Drive. The Applicant shall coordinate with the Planning Department regarding species.

4. That the granite bounds, as proposed on the *Minor Subdivision, Parker-Carson Avenue Plat*, last revision date April 18, 2013, shall be installed prior to the recording of the "Final Record Plat", or the Applicant shall provide a performance bond.
5. That the existing and proposed dwellings shall be connected to Municipal Sewers, prior to the issuance of the Certificate of Occupancy for the proposed new single family dwelling.

Public Meeting

Minor Subdivision

Aoife Plat-Preliminary

Location: 114 Green River Avenue
Applicant: Harrington Construction, Inc.
Assessor's Plat: 332
Assessor's Lot(s): 86, 87, & 88
Zoning District: A-7 Residential
Land Area: 16,200 sq ft
Surveyor: Peter V. Cipolla, Jr.
Ward: 4

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (3) three abutting non-conforming merged lots to create (2) two new single family house lots; (1) one conforming lot with an existing single family dwelling and (1) one new conforming lot for the development of a single family dwelling.

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 is located at 114 Green River Avenue and is identified as Assessor's Plat 332, Assessor's Lots: 86, 87, & 88.
2. That the subject property consists of (3) three tax assessor's lots totaling 16,200 square feet and is zoned Residential A-7.
3. That the Applicant proposes to create (2) two conforming lots; (1) one 8,100 square foot lot with an existing single family dwelling and (1) one new 8,100 square foot lot for the development of a single family dwelling; both lots fronting on Green River Avenue.
4. That the A-7 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.

5. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance.
6. That the subdivision is generally consistent with the Comprehensive Community Plan.
7. That there will be no significant negative environmental impacts from the proposed development
8. That the property will have access to public sewer and water
9. 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.
10. That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

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

1. That no additional stormwater runoff shall be directed toward the abutting properties or to the City's Right of Way.
2. That the Final Plan shall show spot elevations, representing the height of the proposed foundation.
3. That the Final Record Plat shall show a detail of the (2) two iron pins that are set 1' from the property corners, as shown on the *Minor Subdivision, Aoife Plat*, last revision date April 23, 2013.
4. That the Applicant, where practicable, shall preserve and protect, with dripline tree protection, the existing large mature shade trees and evergreen located on proposed Lot B, as shown on the *Minor Subdivision, Aoife Plat*, last revision date April 23, 2013. Dripline tree protection shall be installed prior to the issuance of a Building Permit.
5. That the Applicant shall install (1) one new street tree on Green River Avenue in front of proposed Lot B, as shown on the *Minor Subdivision, Aoife Plat*, last revision date April 23, 2013. The Applicant shall coordinate with the Planning Department regarding species.
6. That the existing and proposed dwellings shall be connected to Municipal Sewers, prior to the issuance of a Certificate of Occupancy for the new single family dwelling.

7. That the granite bounds, as proposed on the *Minor Subdivision, Aoife Plat*, last revision date April 23, 2013., shall be installed prior to the recording of the "Final Record Plat", or the Applicant shall provide a performance bond.

Public Meeting

Minor Subdivision

Hains-Preston Drive Plat-Preliminary

Location: 29 Ferncliff Avenue & Preston Drive
Applicant: Marie Lucie Hains
Assessor's Plat: 367
Assessor's Lot(s): 80, 81, 98, & 99
Zoning District: A-7 Residential
Land Area: 18,000 sq ft
Surveyor: Alpha Associates, LTD
Ward: 7

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (4) four abutting non-conforming merged lots to create (2) two new single family house lots; (1) one conforming lot fronting on Ferncliff Avenue with an existing single family dwelling and (1) one conforming lot fronting on Preston Drive for the development of a new single family dwelling.

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 is located at 29 Ferncliff Avenue and Preston Drive and is identified as Assessor's Plat: 367; Assessor's Lots: 80, 81, 98, & 99.
2. That the subject property consists of (4) four tax assessor's lots totaling 18,000 square feet and is zoned Residential A-7.
3. That the Applicant proposes to create (2) two conforming lots; (1) one new 9,600 square foot lot with an existing single family dwelling fronting on Ferncliff Avenue and (1) one new 8,400 square foot lot for the development of a single family dwelling, fronting on Preston Drive.
4. That the A-7 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.

5. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance.
6. That the subdivision is generally consistent with the Comprehensive Community Plan.
7. That there will be no significant negative environmental impacts from the proposed development.
8. That the property will have access to public sewer and water.
9. 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.
10. 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 the existing shed located on proposed Lot B, as noted on the *Minor Subdivision, Hains-Preston Drive Plat*, last revision dated April 16, 2013, shall be moved or removed to conform to the A-7 Residential Accessory Setbacks, prior to the recording of the Final Record Plat.
2. That the Applicant shall utilize RI native plant materials in the rain garden plantings and the driveway swale, as noted on the *Minor Subdivision, Hains-Preston Drive Plat*, last revision dated April 16, 2013. That the Applicant shall plant (1) one new street tree on the Preston Drive. The Applicant shall coordinate with the Planning Department regarding species.
3. That the Applicant, where practicable, shall preserve and protect, with dripline tree protection, the existing large mature shade trees located on Proposed Lot B, as shown on the *Minor Subdivision, Hains-Preston Drive Plat*, last revision dated April 16, 2013. Dripline tree protection shall be installed prior to the issuance of a Building Permit.
4. That the granite bounds, as proposed on the *Minor Subdivision, Hains-Preston Drive Plat*, last revision dated April 16, 2013, shall be installed prior to the recording of the "Final Record Plat", or the Applicant shall provide a performance bond.
5. That the existing and proposed dwellings shall be connected to Municipal Sewers, prior to the issuance of the Certificate of Occupancy for the proposed new single family dwelling.

6. That the granite bounds, as proposed on the *Minor Subdivision, Minor Subdivision, Hains-Preston Drive Plat*, last revision dated April 16, 2013, shall be installed prior to the recording of the "Final Record Plat", or the Applicant shall provide a performance bond.

Public Meeting

Minor Subdivision

RePlat of the Shawomet Avenue Plat-Preliminary

Location: 972 West Shore Road & Blake Street
Applicant: Michael & Steven Kent
Assessor's Plat: 333
Assessor's Lot(s): 315
Zoning District: Village
Land Area: 19,873 sq ft
Surveyor: NRC Associates
Ward: 4

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (1) one existing lot to create (3) three new single family house lots; (1) one conforming lot fronting on Blake Street and (2) two new conforming lots fronting on West Shore Road.

This parcel is located within a Village zone, which allows increased density and requires architectural review of the proposed buildings. As such, new buildings shall reflect the scale, massing, rhythm, materials and siting of adjacent structures. In addition, new buildings shall be sided with wood shingles, clapboard, brick, stone, stucco, cementitious siding or premium vinyl siding applied with no visible seams.

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 is located at 972 West Shore Road & Blake Street and is identified as Assessor's Plat: 333, Assessor's Lot: 315.
2. That the subject property consists of (1) one tax assessor's lots totaling 19,873 square feet, zoned Village.

3. That the Applicant proposes to create (3) three new conforming lots for the development of single family dwellings; (1) one new 7,195 square foot lot fronting on West Shore Road, (1) one new 6,380 square foot lot fronting a on West Shore and Blake Street and (1) one new 6,298 square foot lot fronting on Blake Street.
4. That in order to revitalize the economic life and improve the appearance of properties within the area, the commercial center of Conimicut Village was rezoned to Village Zoning District.
5. That Village Zoning provides for mixed use development with dimensional regulations that address inherent conditions of the City's established villages and includes site and building performance standards that encourage a high quality of architectural and site design to create a unique identity that distinguishes it from other districts in the City and that create a sense of community center and are in scale with the adjacent neighborhoods.
6. That Village Zoning provides for residential units in the village center to meet a variety of housing needs, and provide a customer base to support local businesses.
7. That the Village Zoning requires a minimum of 40 feet of frontage and lot width and a minimum area of 6,000 square feet per individual lot.
8. That the subdivision, as proposed, is in compliance with the standards and provisions of the City's Zoning Ordinance, PCO-6-11, Village Zoning, as approved by the Warwick City Council on October 20, 2011.
9. That the property will have access to public water and sewer.
10. That the subdivision is generally consistent with the Comprehensive Community Plan.
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 proposed development will not be injurious to neighboring properties of the general welfare of the surrounding community.
14. That the proposed development will be compatible with and enhance the use or value of the existing properties within the Village.
15. That the proposed development will not result in unnecessary adverse impacts on access driveways, on-street parking, sidewalks, and promotes safe automotive and pedestrian access that is in harmony with the surrounding area.

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 the Final Plan "Zoning Note" shall remove the A-7 Residential designation and replace with Village.
2. That sewer service shall be extended off of Blake Street for proposed Lot 2, as shown on the *Minor Subdivision Replat Portion of Shawomet Ave Plat*, last revision date April 18, 2013.
3. That the proposed 20' sewer easement, as shown on the *Minor Subdivision Replat Portion of Shawomet Ave Plat*, last revision date April 18, 2013, shall be deed restricted to prohibit any permanent structure, including, but not limited to, fencing.
4. That prior to the recording of the "Final Record Plat" the Sewer Authority shall approve the proposed 20' sewer easement verbiage and deed restrictions.
5. That the sewer assessments shall be paid in full, prior to the recording of the "Record Plat".
6. That the typographical error on Note #3 on the *Minor Subdivision Replat Portion of Shawomet Ave Plat*, last revision date April 18, 2013, shall be corrected, prior to Final Approval.
7. That any alteration to West Shore Road shall require a RI Department of Transportation Physical Alteration Permit (RIDOT-PAP), prior to Final Approval.
8. That any alteration to Blake Street shall require a City of Warwick Physical Alteration Permit (PAP), prior to receiving a Building Permit.
9. That Proposed Lot 1 as shown on the *Minor Subdivision Replat Portion of Shawomet Ave Plat*, last revision date April 18, 2013, shall connect through an existing 3/4" water service.
10. That Proposed Lot 2 as shown on the *Minor Subdivision Replat Portion of Shawomet Ave Plat*, last revision date April 18, 2013, shall connect to water service via Blake Street.
11. That Proposed Lot 3, as shown on the *Minor Subdivision Replat Portion of Shawomet Ave Plat*, last revision date April 18, 2013, shall connect to water service through the existing curb cut on West Shore Rd.
12. That all water service shall be coordinated through Warwick Water.

13. That the (2) two existing Star Magnolias adjacent to Proposed Lot 3, and the (2) two existing Saucer Magnolia's adjacent to Proposed Lot 1 appear to be in the State of RI Right-of Way (West Shore Road). These Magnolias shall be preserved and protected with dripline tree protection, prior to any additional construction activity. If the Magnolias cannot be preserved, the Applicant shall receive permission from RI Department of Transportation for removal and installation of new mature large shade trees and shall coordinate with the Planning Department regarding species.
14. That the first large mature tree on Blake Street, closest to West Shore Road, shall be preserved and protected with dripline tree protection. The two other trees on Blake Street shall be removed and replaced with (2) two new large mature shade trees and the Applicant shall coordinate with the Planning Department regarding species.
15. That, to the maximum extent practicable, the Applicant shall propose LID site planning and design strategies, to reduce the stormwater run-off.
16. That the "Final Record Plat" shall be 16"x22".
17. That the granite bounds, as proposed on the *Minor Subdivision Replat Portion of Shawomet Ave Plat*, last revision date April 18, 2013, shall be installed prior to the recording of the "Final Record Plat".
18. That the Applicant shall revise the 30'x24' shotgun colonial (Design B), as shown on the DLR Dimensions, Inc. Plan, dated February 20, 2013, Proposed Lot 1 to address the Blake Street elevation. This revision shall be reviewed and approved by the Planning Department, prior to Final Approval.
19. That the Applicant shall construct the 34'x20' shotgun colonial (Design A) as shown on DLR Dimensions, Inc. Plan, dated February 22, 2013 on both Proposed Lot 3 and Proposed Lot 2, in order to provide a varied streetscape.
20. That the Applicant shall submit a materials list and a window and door schedule for review and approval by the Planning Department, prior to Final Approval. The project shall be in compliance with the *City of Warwick Zoning Ordinance, Section 508.1. Site and Performance Standards for the Village Zone*.
21. That the Applicant shall maintain strict compliance with the Final Building Plans, as approved by the Administrative Officer. Compliance shall be verified prior to the issuance of a Certificate of Occupancy.

Public Meeting

Recommendation

Request for an Amendment to the City's Zoning Ordinance

Applicant:	CarWar, LLC
Location:	Bald Hill Road
Assessor's Plat:	249
Assessor's Lot	003
Ward:	8
Present Zoning Classification:	General Business
Zoning Change Requested:	City Wide Text Amendment

Background

The Applicant is requesting an amendment to the City's Zoning ordinance, Section 300, Table 1, Use Regulations, Subsection 505. *New and used vehicle sales, with service or outdoor display (excluding boats)*, to allow auto body repair as an ancillary use to a new or used vehicle sales establishment located in a General Business zoning district. The Applicant is proposing the addition of footnote (26) in the General Business zoning district, which reads as follows:

“(26) Auto body repair allowed as an accessory use of a new or used vehicle sales development, provided the parcel is at least 3.75 acres in area with frontage on a state road or highway. The auto body repair facility shall be set back a minimum of 100 feet from all residential zoning districts. This use is prohibited as a principal use.”

The Warwick Zoning ordinance defines “use” as “the purpose or activity for which land or buildings are designed, arranged or intended, or for which land or buildings are occupied and maintained.” (Section 200.143) The use regulations for the City of Warwick Section, 300, Table 1. speak of a use as being either permitted, prohibited, or allowed by special permit. According to Table 1. Use Regulations of the Warwick Zoning Ordinance, Section 505. “new or used vehicle sales, with service or outdoor display,” is permitted by special permit in General Business, Light Industrial and General Industrial zoning districts, and prohibited in all other zoning districts.

The Zoning Ordinance defines auto body repair shop as follows, Section 200. Definitions, 200.1. Auto Body Shop A building or portion of a building in which repairs, including body repair, painting or priming, are performed on automobile, truck or motorcycle bodies or chassis.

The Applicant is requesting to amend Section 300. Table 1, Use Regulations, subsection 505. of the Zoning Ordinance of the City of Warwick, to add footnote (26) to the General Business zoning district. This footnote will be added to the existing “S (7)” indicating the use requires a special use permit, and will allow new and used vehicle sales developments the ability to include auto body repair, with the limitations specified.

New and used vehicle sales is an important source of employment and an economic driver in the City of Warwick. A fundamental part of the new direction of the industry is that dealerships are providing a one stop customer experience, including unconventional amenities. Today's forward thinking, larger dealerships offer a freshly brewed cup of gourmet coffee, WiFi access, a play area for the kids and even a place to have your nails done while you wait in comfort. This alternative marketing strategy includes the customer's expectation that a modern dealership offers not only standard sales, but also service and auto body repair. These new "dealership mall" facilities are typically located on major arterials, providing convenient and easy access for customers, a large part of the overall quality of the sales or service experience. As the industry changes, it is understood that allowing these services and amenities is an important part of supporting the City's economic development.

In consideration of the proposed zoning amendment, the following is a compilation of typical auto dealerships currently operating within the City. In reviewing the data, the information diverged into two categories, with new and used vehicle dealerships on larger parcels of three (3) acres or greater; and smaller used-car only dealerships located on parcels of approximately two (2) acres or less. Generally, the facilities located on parcels of 3.75 acres or larger are the facilities selling both new and used vehicles and providing not only sales and service, but also targeting the overall, one stop customer experience.

New and Used Auto Dealerships, 3.0 acres or larger

Owner	Address	Plat/Lot	Zoning	Area
Jake Kaplan	1346 Bald Hill Road	AP 255, ALs 32, 33	General Business	4.06 acres
Balise	5400 Post	AP 309, ALs 39, 41, 47, 48 49, 50, 62, 274	General Business	20 acres
Bald Hill Dodge	Bald Hill Road	AP 260, AL 10	General Business	7.36 acres
Inskip	Bald Hill Road	AP 249 AL 3	General Business	20.41 acres
Herb Chambers	1441 Bald Hill Road	AP 254 ALs 19, 20	General Business	3.8 acres

New and Used Auto Dealerships, less than 3.0 acres

Thrifty	2381 Post Road	AP 344 AL 062	General Business	2.12 acres
Shannon Motors	1669 Warwick Avenue	AP 320 AL 169	General Business	31,499 sf
Prestige Motors (A1 Tire)	Warwick Avenue	AP307 ALs 136, 414	General Business	83,693 sf
Stevie D's	Warwick Avenue	AP 351 ALs 231, 266	General Business	24,125 sf
Stevie D's	2500 Oakland Beach Ave	AP 352 AL 006	General Business	21,700 sf
International Motors	Post Road	AP 220 ALs 78, 216	General Business	30,897 sf

Planning Department Findings

The Planning Department finds the proposed zoning amendment to be in compliance with the City's Comprehensive Plan and the principles as proposed in the Comprehensive Plan update, including the Goals and Policies Statement, the Implementation Program, the Land Use Element, and the Economic Development Element, including, but not limited to, the following:

- Promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.
- Encourage commercial and industrial development in Warwick that emphasizes business retention and expansion.
- Assist in forming an economic base capable of providing a desirable standard of living, creating job opportunities, and fulfilling reasonable government tax needs.
- To make efficient use of available land and proper reuse and expansion of existing land uses.
- Provide sites suitable for various commercial and industrial activities in relation to projected needs within Warwick's land use planning program.
- Rationally accommodate new industrial, commercial, residential and other development.
- Foster commercial development that is balanced, well integrated and provides a benefit to the community.

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:

- 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.
- F.) The need to shape and balance urban and suburban development.
- G.) The use of innovative development regulations and techniques.

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

103.13 Provide for efficient review of development proposals, to clarify and expedite the zoning approval process.

The Planning Department recommends a favorable recommendation to the Warwick City Council for the requested zoning amendment, with the following amendment to the footnote:

"(26) Auto body repair allowed as a component of a new or used vehicle sales development, provided the parcel is at least 3.75 acres in area with frontage on a state road or highway. If the parcel consists of multiple lots, all lots must be dedicated to actual Use Code 505. New or Used Vehicle Sales. The auto body repair facility shall be set back a minimum of 100 feet from all residential or open space zoning districts and shall consist of no more than twenty (20) percent of the total gross floor area of all the buildings on the parcel dedicated to use 505. This use is prohibited as a principal use."

Actions by the Administrative Officer

Administrative Subdivision

<u>Name</u>	<u>Assessor's Plat:</u>	<u>Assessor's Lot/s</u>
RePlat of "Bay Ridge"	203	35, 331 & 332
Corrective Wilkinson Plat	282	203

Warwick Station Development District

Colea Enterprises, LLC 2025 Post Road Building/Canopy/Sign Fascia Replacement

SITE TABULATION			
LOT NO.	OLD AREA	NEW AREA	
LOT 86	4,050 s.f.	0 s.f.	
LOT 87	4,050 s.f.	0 s.f.	
LOT 88	8,100 s.f.	0 s.f.	
LOT A	0 s.f.	8,100 s.f.	
LOT B	0 s.f.	8,100 s.f.	
TOTAL AREA	16,200 s.f.	16,200 s.f.	

APPLICANT:
 HARRINGTON CONSTRUCTION, LLC
 80 ROBIN HOLLOW ROAD
 WEST GREENWICH, R.I.
 02817

AP 332 LOT 90
 n/i
 R. J. O'BRIEN, JR.
 db. 504 pg 211

AP 332 LOT 103
 n/i
 R. PAUL
 db. 724 pg 295

AP 332 LOT 101 & 102
 n/i
 A. VERRECHIONE
 db. 1624 pg 19

AP 332 LOT 99
 n/i
 E. MEDEIROS
 db. 365 pg 238

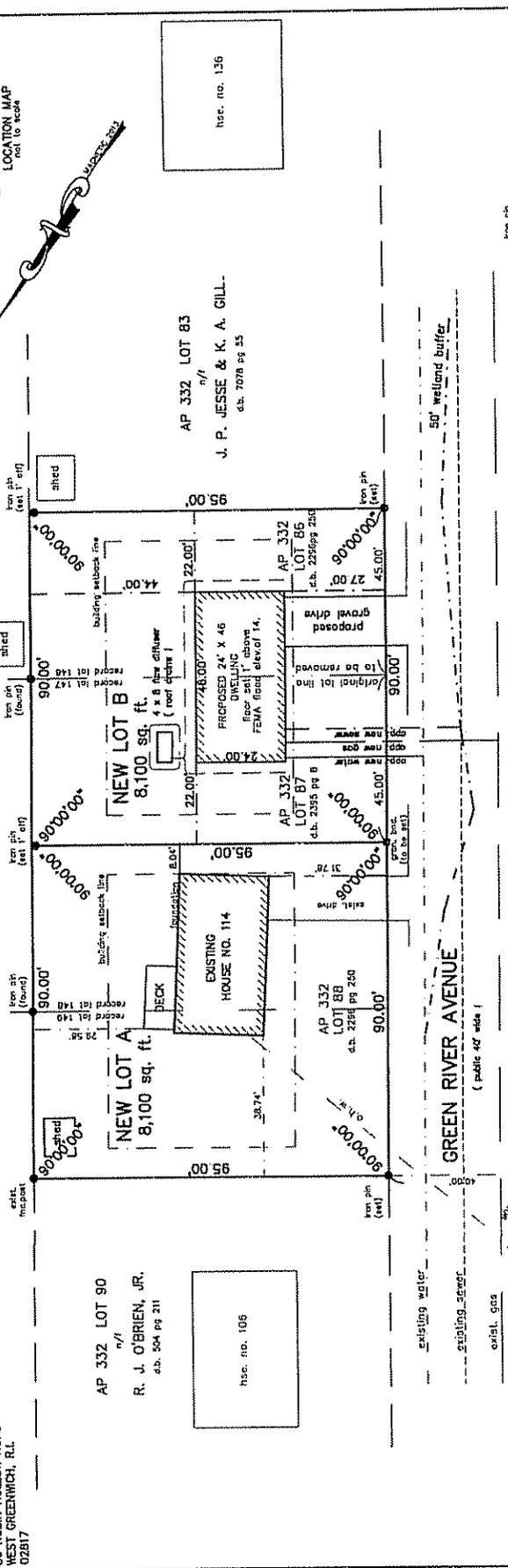
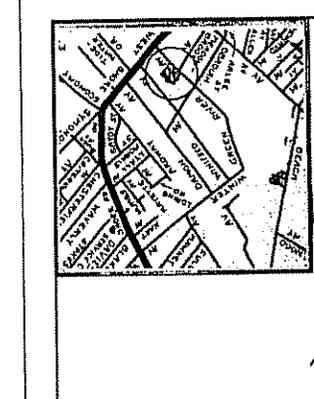
AP 332 LOT 83
 n/i
 J. P. JESSE & K. A. GILL
 db. 7078 pg 55

AP 332 LOT 86
 n/i
 LOT 86
 db. 2256 pg 258

AP 332 LOT 87
 n/i
 LOT 87
 db. 2352 pg 8

AP 332 LOT 88
 n/i
 LOT 88
 db. 2268 pg 250

PRELIMINARY SUBDIVISION
"AOIFE PLAT"
 AP 332 LOTS 86, 87 & 88
WARWICK, R.I.
 1"=20'
 MAR. 14, 2013
 PETER V. CIPOLLA, JR.
 registered land surveyor
 P. O. BOX 8662
 CRANSTON, R.I. - 02920
 GREEN RIVER AVENUE
 STREET INDEX



CERTIFICATIONS:
 THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

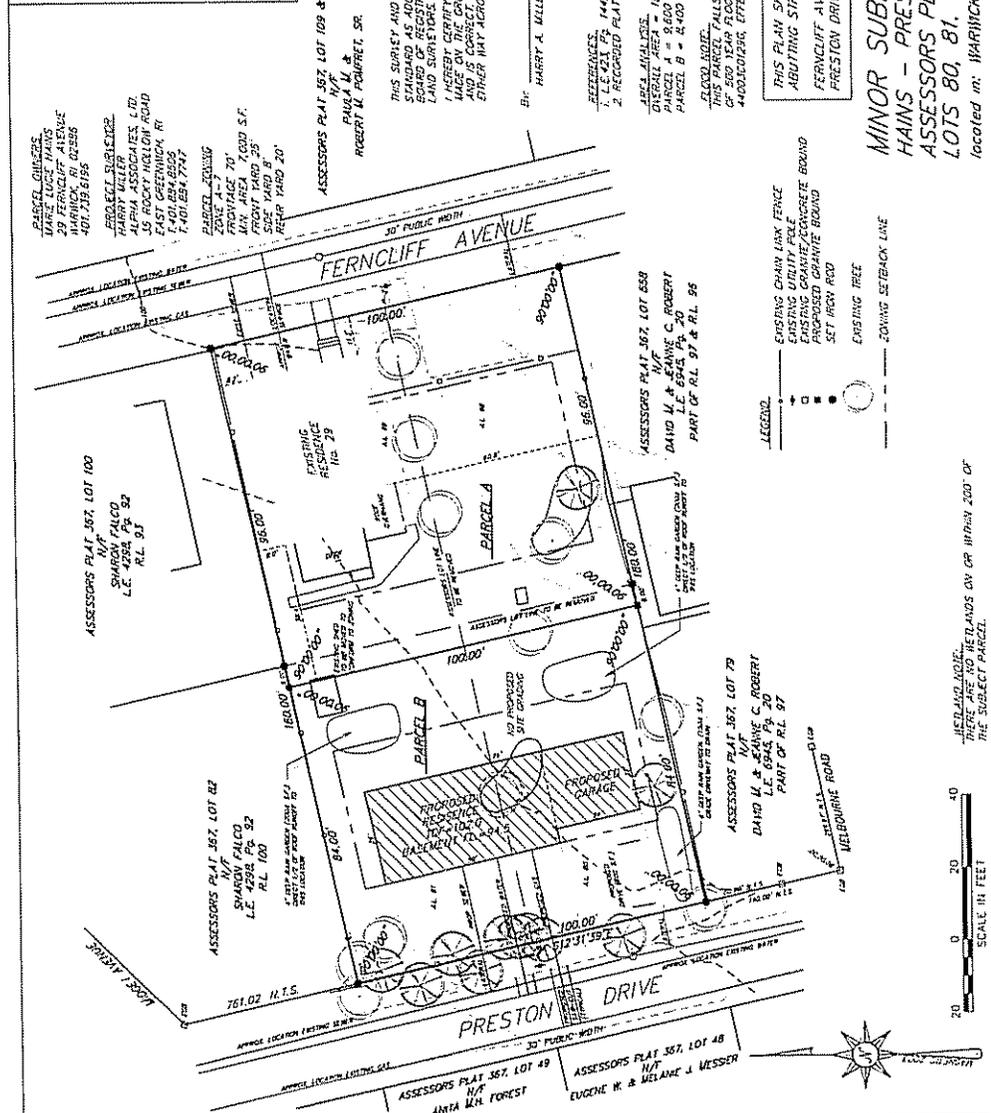
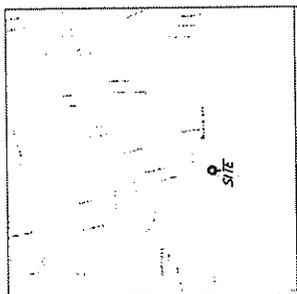
REFERENCES:
 1.) WARWICK ASSESSORS PLAT NO. 332
 2.) WARWICK DEED BOOK / PAGE: 2296/290, 2395/78, 504/211, 724/295, 1624/19, 305/236, & 7078/55
 3.) SHAWMET PLAIN PLAT plat card 307

ZONING CLASSIFICATION: A-7
 MINIMUM AREA 7,000 SF
 MINIMUM FRONTAGE 70 FEET
 MINIMUM YARDS FRONT 25'
 SIDE 8'
 REAR 20'

FLOOD DATA:
 ENTIRE PLAT AREA IS LOCATED IN A ZONE AE AREA WITH A 1% CHANCE OF ANNUAL FLOODING (100 YR FLOOD ELEV.14) ON FEMA FLOOD PANEL 44000314G EFFECTIVE DATE DEC. 3, 2010

NOTES:
 1.) THERE ARE NO WETLANDS, COASTAL FEATURES, WOODED AREAS OR FEATURES OF HISTORIC INTEREST ON THE PARCEL TO BE SUBDIVIDED.
 2.) LOTS DEPICED ON THIS PLAT SHALL NOT BE ALTERED OR DIMENSIONED IN ANY MANNER FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1985.
 3.) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, ALL REQUIRED ELEMENTS OF THE PROPOSED CONSTRUCTION (INCLUDING BUT NOT LIMITED TO DWELLING LOCATION, EXISTING AND PROPOSED DRAINAGE, LOCATIONS OF EXISTING AND PROPOSED UTILITIES, LANSING, ETC.) SHALL BE SUBMITTED AND APPROVED BY THE CITY'S ENGINEERING DIVISION.
 4.) THE APPLICANT SHALL COORDINATE WITH THE SEWER AUTHORITY FOR CONNECTION TO MUNICIPAL SEWERS, AS PART OF THE BUILDING PERMIT PROCESS.
 5.) THE EXISTING AND PROPOSED PROPERTIES SHALL BE CONNECTED TO MUNICIPAL SEWERS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (COO)
 6.) THE APPLICANT SHALL COORDINATE WITH THE WATER DIVISION FOR CONNECTION TO MUNICIPAL WATER, AS PART OF THE BUILDING PERMIT PROCESS.

PETER V. CIPOLLA, JR.
 No. 1000
 PROFESSIONAL
 LAND SURVEYOR
 REGISTERED LAND SURVEYOR
 date



ASSASSORS PLAT 367, LOT 109 & 110
PAULA M. &
ROBERT M. POMREY, SR.

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT, THERE ARE NO ENCROACHMENTS OTHER THAN THOSE SHOWN EXCEPT AS SHOWN.

BY: HARRY A. MILLER, JR. DATE:

REFERENCES:
1. RECORDED PLAT 220, CEDAR TREE POINT, 1998
2. RECORDED PLAT 367, LOT 109 & 110, THIS SURVEY

AREA ANALYSIS: 18,000 S.F.
OVERALL AREA: 8,400 S.F.
PARCEL A: 4,200 S.F.
PARCEL B: 4,200 S.F.

FLOOD HAZARD: THIS SURVEY WITHIN ZONE "X" (AREA OUTSIDE OF 500 YEAR FLOOD PLAIN) PER FEMA MAP NUMBER 4400010100, EFFECTIVE 12/13/10

THIS PLAN SHALL BE INDEXED UNDER ABUTTING STREETS:
FERNCLIFF AVENUE
PRESTON DRIVE

MINOR SUBDIVISION
HAINS - PRESTON DRIVE PLAT
ASSESSORS PLAT 367
LOTS 80, 81, 98 & 99
located in: WARRICK, RHODE ISLAND
prepared for: MARIE LUCIE HAINS
prepared by: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI

DECEMBER, 2012 SCALE: 1"=20' SHEET 1 OF 1

REV: 4/16/13

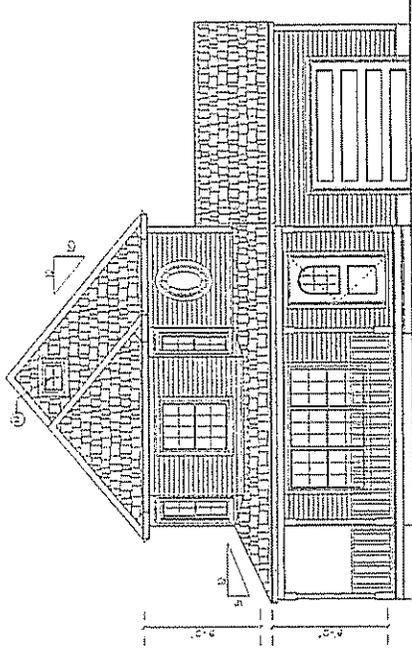


NOTES:
1. THIS PLAN SHALL NOT BE ALTERED UNLESS APPROVED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
2. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.
3. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY KIND.
4. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY KIND.
5. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS OR VIOLATIONS OF ANY KIND.

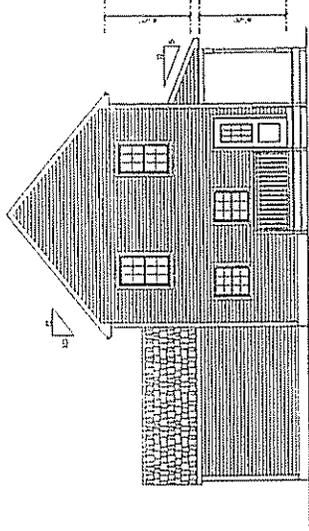
34 X 20 SHOTGUN COLONIAL
 PREPARED FOR
 KENT CO.
 101 WEST SACRE ROAD
 WASHINGTON, MD

DLR DIMENSIONS, INC.
 RESIDENTIAL DESIGNERS
 68 GREENWAY AVENUE
 GREENSBORO, NORTH CAROLINA 27409
 PHONE: 336-733-1111
 FAX: 336-733-1112

DATE	February 22, 2013
APPROVED	DRR
DRAWN BY	DRR
DRAWING NUMBER	3855
SCALE	NOTED



FRONT ELEVATION 1/4"=1'-0"



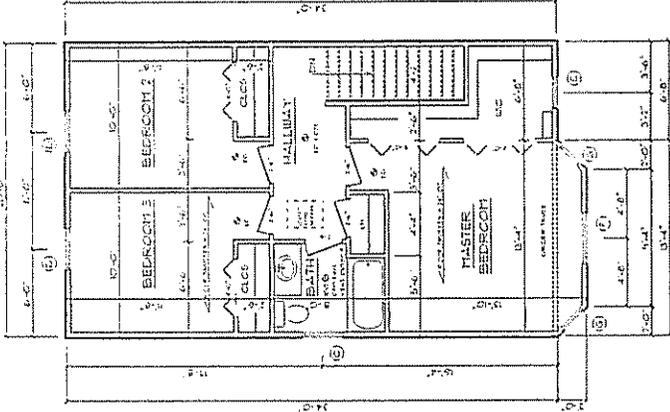
BACK ELEVATION 3/16"=1'-0"

RECEIVED

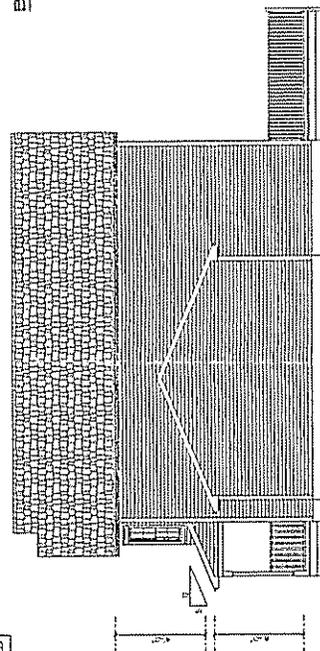
MAR 28 2013

CITY OF WASHINGTON
 PLANNING DEPARTMENT

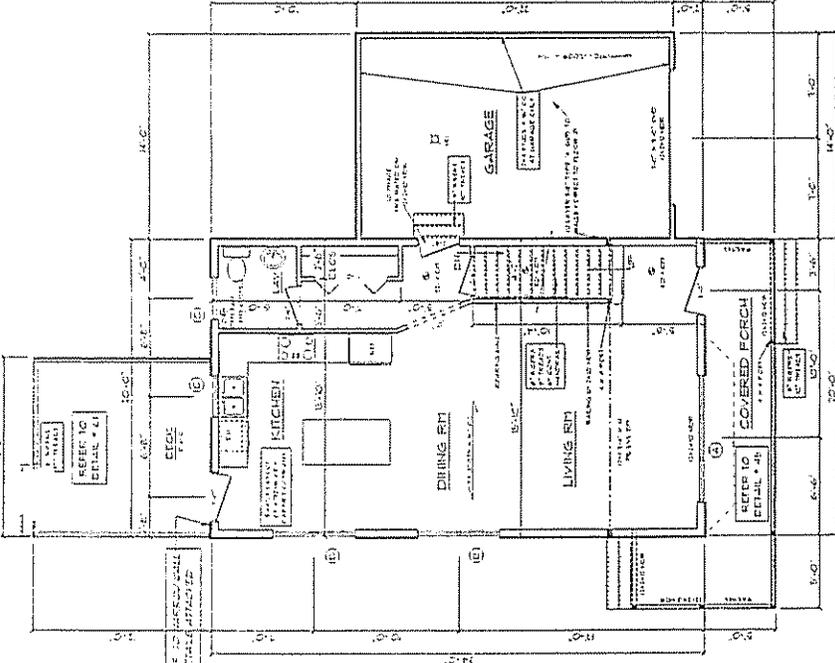
Design (fl)



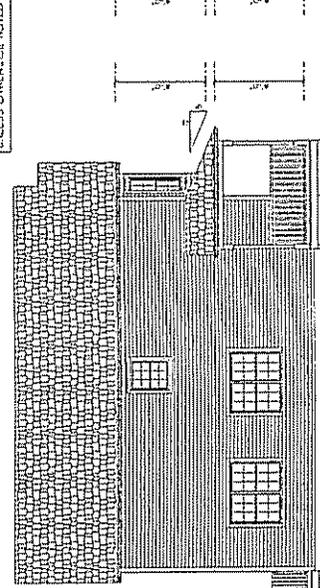
SECOND FLOOR PLAN 1/4"=1'-0"



RIGHT SIDE ELEVATION 3/16"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"



LEFT SIDE ELEVATION 3/16"=1'-0"

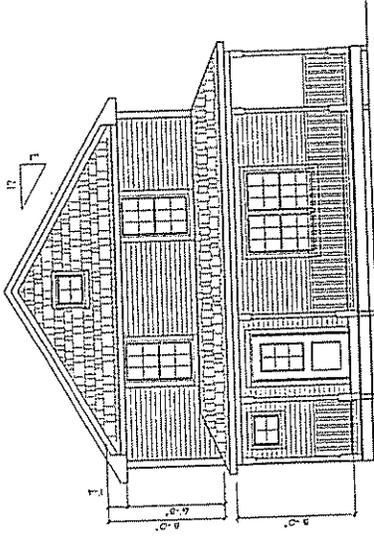
1/4"=1'-0" SCALE
 ALL DIMENSIONS IN FEET AND INCHES
 UNLESS OTHERWISE NOTED

30 X 24 SHOTGUN COLONIAL
 - PREPARED FOR
 KENT CO
 LOT 1 WEST SHORE ROAD
 WARREN, RI

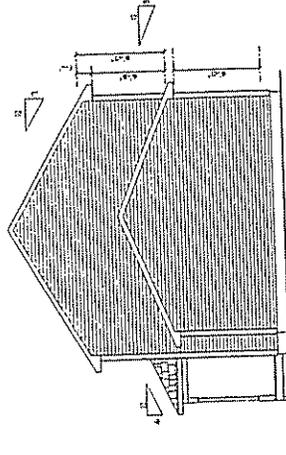
DLR DIMENSIONS, INC.
 RESIDENTIAL DESIGNERS, INC.
 45 GREECH AVENUE
 WARREN, RHODE ISLAND 02886
 PHONE 402-783-1338
 FAX 402-783-0338

DATE: FEBRUARY 22, 2013
 SCALE: NOTED
 DRAWN BY: DRR
 CHECKED BY: DRR
 PROJECT NUMBER: 3884

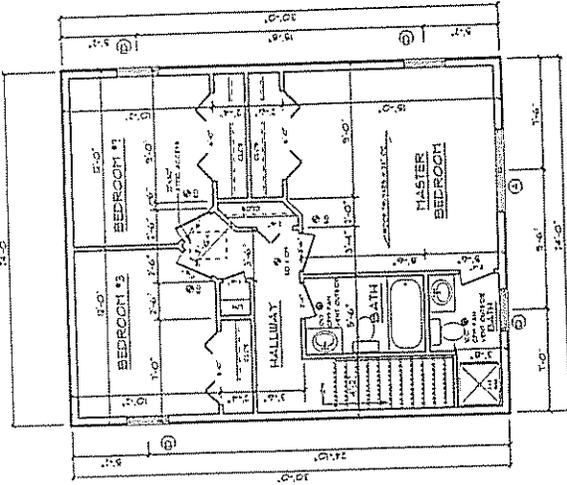
DATE	FEBRUARY 22, 2013
SCALE	NOTED
DRAWN BY	DRR
CHECKED BY	DRR
PROJECT NUMBER	3884



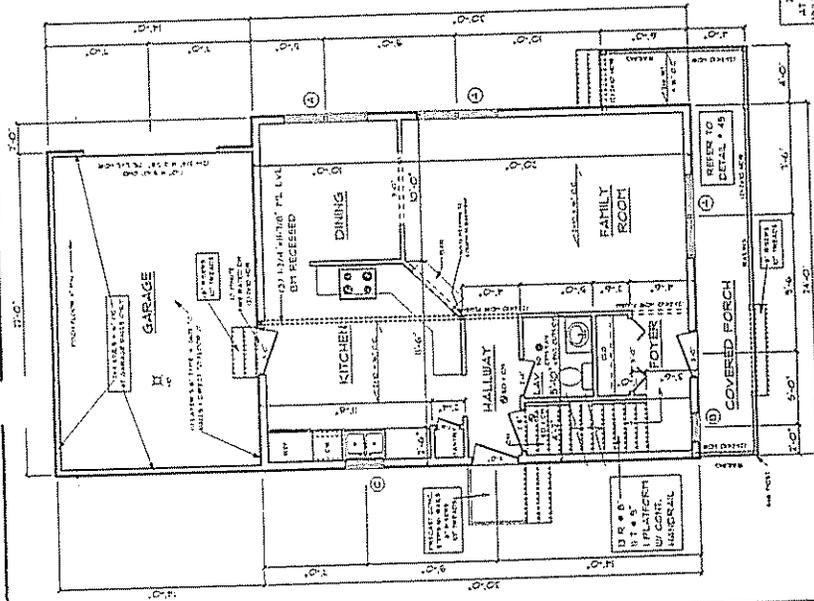
FRONT ELEVATION ~ 1/4" = 1'-0"



BACK ELEVATION ~ 3/16" = 1'-0"

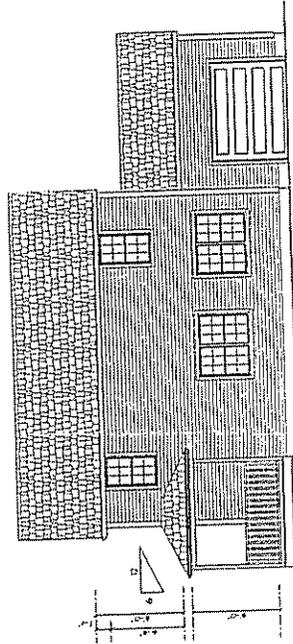


SECOND FLOOR PLAN ~ 1/4" = 1'-0"

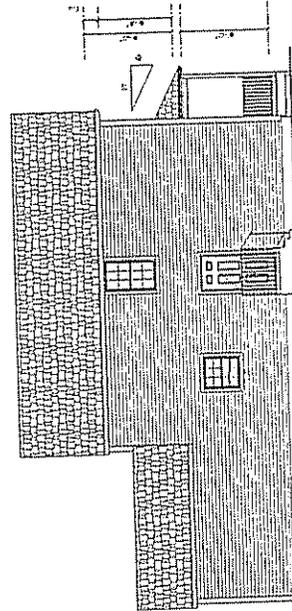


FIRST FLOOR PLAN ~ 1/4" = 1'-0"

2x4 STUDS @ 16" OC
 AT ALL EXTERIOR WALLS
 UNLESS OTHERWISE NOTED



RIGHT ELEVATION ~ 3/16" = 1'-0"



LEFT ELEVATION ~ 3/16" = 1'-0"

Design (b)

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF
THE CITY OF WARWICK

SECTION 1.

Section 300, Table 1. Use Regulations, Sub- Section 505. of the Zoning Ordinance of the City of Warwick, County of Kent, state of Rhode Island is amended to read as follows:

Zoning Districts	OS	A-40	A-15	A-10	A-7	O	WB	GB	LI	GI	Intermodal	Gateway	Village District
505. New or Used Vehicle Sales, with Service or Outdoor Display (excluding boats)	No	No	No	No	No	No	No	S(7) (26)	S (7)	S (7)	No	No	No

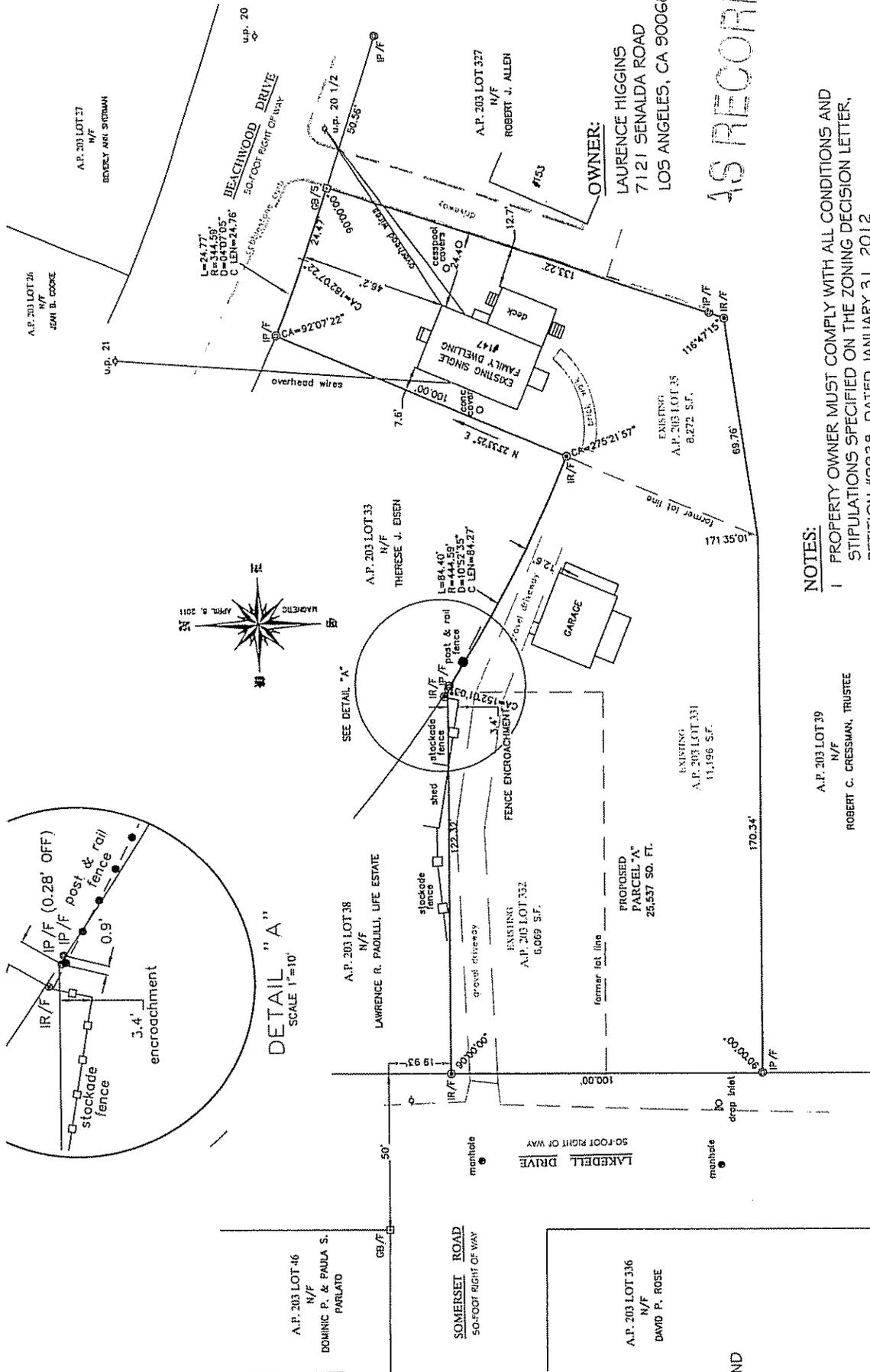
SECTION 2.

Section 300, Table 1. Use Regulations, Footnotes is hereby amended by adding the following footnote.

(26) Auto body repair allowed as an accessory use of a new or used vehicle sales development, provided the parcel is at least 3.75 acres in area with frontage on a state road or highway. The auto body repair facility shall be set back a minimum of 100 feet from all residential zoning districts. This use is prohibited as a principal use.

SECTION 3.

This ordinance shall take effect upon passage and publication as required by law.



DETAIL "A"
SCALE 1"=10'

AS RECORDED

OWNER:
LAURENCE HIGGINS
7121 SENALDA ROAD
LOS ANGELES, CA 90068

- NOTES:**
1. PROPERTY OWNER MUST COMPLY WITH ALL CONDITIONS AND STIPULATIONS SPECIFIED ON THE ZONING DECISION LETTER, PETITION #9938, DATED JANUARY 31, 2012
 2. LOTS DERICTED ON THIS PLAN SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995.

LOT AREA TABLE:

A.P. / LOT	EXISTING AREA	PROPOSED AREA
A.P. 203 LOT 35	8,272 S.F.	0 S.F.
A.P. 203 LOT 331	11,196 S.F.	0 S.F.
A.P. 203 LOT 332	6,069 S.F.	0 S.F.
PARCEL A	0 S.F.	25,537 S.F.

A.P. 203 LOT 39
N/F
ROBERT C. CRESSMAN, TRUSTEE

A.P. 203 LOT 316
N/F
DAVID P. ROSE

A.P. 203 LOT 46
N/F
DOMINIC P. & PAULA S. PARLATO

A.P. 203 LOT 38
N/F
LAWRENCE R. PAOLILLI, LIFE ESTATE

A.P. 203 LOT 33
N/F
THERESE J. EISEN

EXISTING
A.P. 203 LOT 351
11,196 S.F.

PROPOSED
PARCEL "A"
25,537 SQ. FT.

EXISTING
A.P. 203 LOT 332
6,069 S.F.

EXISTING
A.P. 203 LOT 35
8,272 S.F.

A.P. 203 LOT 27
N/F
SHERIDY ANN STEPHAN

A.P. 203 LOT 26
N/F
JAMI B. COOKE

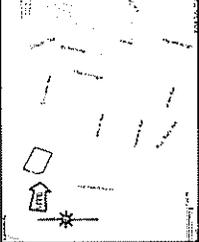
BOUND FOUND
FOUND
FOUND
BOUND SET

STREET INDEX
COLORADO AVENUE

REFERENCES:

1. "Saf Plat" by Ebbesitt & Florentz Feb. 2000
Hanging file # 341
2. "Administrative Subdivision for Parisaout Builders Inc." by International Mapping & Surveying Inc. April 2002
Map # 427
3. "Lincoln Park" by J.A. Latham June 1884 Plat Card 123
4. "Admin. Subd. Wilkinson Plat" May 10, 2010 Plat Card 1446

LIST OF OWNERS:
Lot 203: MFA Realty Assoc. LLC



SURVEY CLASSIFICATION:

THIS SURVEY AND PLAN CONFORM TO A CLASS "1" STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

BY: RICHARD T. BUDYMA, R.P.L.S. DATE _____
NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION MAP WITH THE CITY OF WARWICK UNDER THE CITY REGULATIONS OF DECEMBER 31, 1995 (AS AMENDED).

COLORADO AVENUE
(PUBLIC - 40' WIDE)



A.P. 282
Lot 194
n/f
CYBRO PROPERTIES LLC

A.P. 282
Lot 69
n/f
Ramon & Sonia Zerkobian

A.P. 282
Lot 68
n/f
Ramon & Sonia Zerkobian

PENNSYLVANIA AVENUE

A.P. 282
Lot 202
n/f
ABLO WELDING

PARCEL A
89,781 SQ. FT.

PARCEL B
129,069 SQ. FT.

A.P. 282
Lot 203
n/f
MFA REALTY ASSOC. LLC
133,825 SQ. FT.
DB 4334 PG 105

A.P. 282 Lot 68
GCP ENTERPRISES LLC
DB 5330 PG 58

A.P. 282 Lot 67
n/f
ABLO WELDING
DB 1810 PG 93

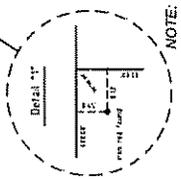
A.P. 282 Lot 188
Ramon & Sonia Zerkobian

A.P. 282 Lot 67
n/f
ABLO WELDING
DB 1810 PG 93

A.P. 282 Lot 68
GCP ENTERPRISES LLC
DB 5330 PG 58

ZONING DISTRICT: G-1
Minimum Area - 6000 Sq. Ft.
Minimum Frontage - 60'
Minimum Setbacks:
Front - 25'
Side - 10'
Rear - 10'

- LEGEND:**
- ⊙ IRON PIPE FOUND (IPF)
 - ⊙ IRON ROD SET (IRS)
 - ⊙ P.K. NAIL FOUND (PKF)
 - GRANITE BOUND SET



Detail "2"

NOTE: THIS CORRECTIVE SURVEY AND PLAN WAS PREPARED TO SHOW THE CORRECT PROPERTY LINE BETWEEN PARCEL B LOT 203 AND LOT 68.

CORRECTIVE SURVEY AND PLAN SHOWS LINE A TO B IN THE PROPER LOCATION PER DB 3465 PG 337

Ocean State Planners, Inc.
SURVEYORS • ENGINEERS • DESIGNERS
1255 OAKLAWN AVENUE CRANSTON, RHODE ISLAND
PHONE (401) 463-9696 FAX (401) 463-9039

CORRECTIVE SURVEY AND PLAN
WILKINSON PLAT
A.P. 282 LOTS 193
FORMERLY LOT 193
COLORADO AVENUE - WARWICK, RHODE ISLAND

REVISION:	RTB 4/15/2012
DATE:	11/07/2006
DRAWN BY:	MC (OC)
SCALE:	1" = 50'
SHEET:	1
OF 1 SHEETS	
JOB NO.	0887
DWG.	6587_Adme5.dwg

OCEAN STATE PLANNERS INC. CORRECTED MATERIALS 2005

WARWICK STATION DEVELOPMENT DISTRICT
PLANNING BOARD ADMINISTRATIVE OFFICER APPROVAL*

**Per Zoning Ordinance Section 507 1-507 4 Warwick Station Development District; Procedures for Approval*

Applicant: Colbea Enterprises, LLC

Date: March 19, 2013

Address: 2025 Post

Plat/Lot: 323/377

Use: Building/Canopy/Sign Fascia Replacement

Zone: Intermodal

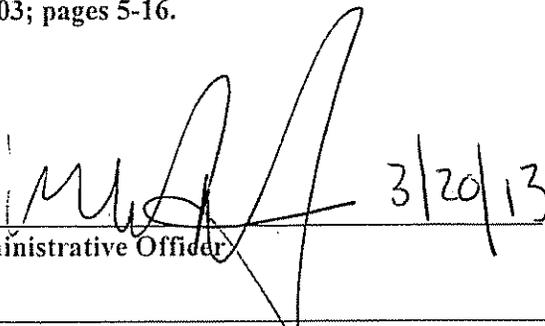
Zoning Action: NA

Project Summary: Replacement of existing Canopy Fascia; existing store fascia, existing pump awnings; and sign fascia. Replace existing canopy text (Shell) with Shell logo. Change is to comply with new corporate color scheme. Overall improvements will result in reduction of signage/text and approval is considered an interim improvement measure as allowed for with in the Zoning Ordinance and Warwick Station Development District Master Plan.

	Required Zoning INTERMODAL	Required Zoning GATEWAY	PLANS	Notes
SITE AREA	6,000sf	6,000sf	Existing	
HEIGHT	75'	75'	Existing	
FRONTAGE	60'	60'	Existing	
FRONT SETBACK	0	10'	Existing	
SIDE SETBACK	0	15'	Existing	
REAR SETBACK	0	20'	Existing	

Findings:

- The Project is consistent with Warwick Zoning Ordinance, Section 507.1(b.2) *Administrative approval for exterior alterations to existing buildings and appurtenances that require a building permit and 2) 507.2 Design regulations for alterations and enlargements of existing buildings, parking areas and/or landscaping; specifically 507.2(a)1 and 2.*
- This approval is granted as an interim improvement measure and no additional square footage of signage is allowed. Changes to the pylon sign are face replacement only.
- This approval applies to Building permit application as signed by Angelo Ruo, VO Operations of Colbea Enterprises dated 3/15/13 with accompanying photographs as marked and accompanying Installation plans as drawn by Federal Heath Sign Company of Delaware, OH dated 6/8/11 Rev 003; pages 5-16.


 Administrative Officer

Strict compliance with stamped, signed Final Plan as submitted and approved by the Administrative Officer to the Warwick Planning Board.

3/20/13