

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK

Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

Meeting Notice City of Warwick Planning Board

Date: Wednesday, June 10, 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 December 2014 meeting minutes.

Review and approval of the May 2015 meeting minutes.

Request for a Zone Change

Applicant: City of Warwick
Location: City Centre Warwick
Tax Assessor's Plat 278 Lots 142, 120, 100, 93, 95, 97, 98
Tax Assessor's Plat 279 Lot 5
Tax Assessor's Plat 323 Lots 527, 528, 519

**As above plats appeared in the Tax Assessor's Office on December 31, 2013*

Existing Zone(s): General Business, General & Light Industrial, Office, Residential (A7)

Proposed Zone: Intermodal (IM)
Intermodal (IM) with previously approved City Council waivers

Purpose: Comprehensive Plan Implementation

See Attached **Exhibit A:** Existing Zoning Map

Exhibit B: Proposed Zoning Map

BACKGROUND

The City of Warwick, in cooperation and consultation with the affected property owners as listed above and further described in Exhibits A and B are requesting a zone change for the areas as depicted on Exhibits A and B (attached). The affected areas are currently zoned General Business, General Industrial, Light Industrial, Office, and Residential A7. **It is proposed and recommended that the above properties be changed to City Centre Warwick “Intermodal Zone”** and that the development plan approvals with waivers as approved by the Planning Board and the City Council (PCO-11-08 Number 0-08-16 dated 7/16/2008) granted to petitioner *Michael V. D'Ambra and D'Ambra Construction Co., Inc.*, (Assessor's Plat 323 Lots 527 & 528) be maintained and included as part of this Zone Change and therefore the **Zone Change for Assessor's Plat 323 Lots 527 & 528 be approved with the same waivers.**

Comprehensive Plan Implementation

The proposal to change the zoning of the above listed properties to Intermodal is to be considered an implementation action item from both the **City Centre Warwick Master Plan** and the **Comprehensive Plan: 21st Century Warwick City of Livable Neighborhoods (Final approval 2014)**. Per Amendments to the Comprehensive Planning Act (2011), municipalities *must bring zoning into conformance with the comprehensive plan*. This rezone is detailed in the Comprehensive Plan text narrative and cited specifically in Chapter 12 *Future Land Use, Zoning and Urban Design City Map* 12.2 “Future Zoning Change Areas” and further supported by Map 12.1 “Future Land Use.”

Purpose and Intent

The proposed zone change is to continue implementation of the **Comprehensive Plan** and **City Centre Warwick Master Plan**. City Centre Warwick is a targeted area of redevelopment and revitalization that leverages the substantial public investment made in the expansion of Green Airport and the InterLink with Warwick's strategic location to Providence and between the regional commercial centers of Boston and New York. The City Centre Warwick Master Plan provides a vision for development of office, hotel, residential, and complementary retail and restaurant uses located within a dense, transit-friendly community. The Master Plan and City Council-adopted rezone of City Centre promotes a sustainable, walkable community within an attractive mixed-use environment with versatile access to varied transportation options providing housing, retail and entertainment in a compact pedestrian-friendly setting that creates an exciting, affordable place to live, work and play.

PLANNING DEPARTMENT FINDINGS

The Planning Department finds the proposed zone change to be in compliance with both the *City Centre Warwick Master Plan* (Planning Board and City Council Adoption 2012) and the *City of Warwick Comprehensive Plan: City of Livable Neighborhoods* (Planning Board-2013, City Council and Statewide Planning Approved 2014) specifically as follows:

CITY CENTRE WARWICK MASTER PLAN CONSISTENCY

As detailed below, the City Centre Warwick Master Plan clearly is designed as a flexible document that is adaptable and supports expansion of the project area. Specific citations are as follows:

Executive Summary

This Master Plan provides a framework for the development of up to 1.5 million square feet of office, retail, hotel and residential development in the core of the Intermodal Area, with 1 to 2 million square feet of additional development possible over the long term in surrounding areas within convenient walking distance. (p5)

An additional 1 million to 2 million gsf of new development is possible along Jefferson Boulevard between the Airport Connector and Coronado Road, within the Intermodal District and in additional areas recommended for inclusion within the District. (p6)

Map– Expansion of Intermodal (p 11)

Site Definition. In addition, an approved redevelopment proposal for the portion of this area east of Jefferson, submitted by owner D'Ambra Construction, incorporates a density, mix of uses, and internal connection to InterLink that are fully consistent with the goals of this Master Plan. (p12)

Immediately adjacent to the InterLink, a development concept proposed for the D'Ambra property would include office and hotel uses. The City of Warwick should consider a zoning change and Comprehensive Plan amendment to include this significant property within the Intermodal District boundary. (p18)

Master Plan Recommendations (p46)

Amend District boundaries as necessary to accommodate adjacent growth that is consistent with the goals and policies of the Master Plan.

Reclaim the Elizabeth Mill for mixed-use development that complements the intended mix of uses in the Intermodal District

Consider expanding the Intermodal Zone to include the adjacent D'Ambra property, the Elizabeth Mill and the remainder of the Leviton property.

COMPREHENSIVE PLAN CONSISTENCY

The expansion of City Centre Warwick is a key Vision and Future Land Use Concept contained in the new Comprehensive Plan. The Plan fully recognizes the need and value of expanding boundaries of City Centre Warwick to adapt to changing development patterns and to further capitalize on the tremendous infrastructure investment and locational advantage of the area. Specific citations supporting the proposed Zone Change from the Comprehensive Plan are as follows:

Part I Setting The Stage: Our Vision for 21st-Century Warwick

The City Centre Warwick as a vibrant live-work-play growth hub with mixed-use, transit-oriented development (p1 3)

C. 21st Century Priorities (p.1.6) Making the most of the City Centre Warwick.

Economic development initiatives include (p.1.6)

- *Make City Centre Warwick a new city center of growth and economic development. Promote mixed-use, transit-oriented development, make improvements to the public realm, and advocate for more frequent commuter rail service*

Part IV Prosperous City Chapter 8:

Key Concept: *City Centre Warwick Development District (p. Front Matter)*

Make City Centre Warwick a Gateway to Rhode Island

- *Implementation of the Master Plan to make the district a transit and regional transportation hub, an economic growth center, an arts and culture center, and a lively, mixed-use urban neighborhood (p. Front Matter)*

Strategy E. *Establish land use and public investment policies that promote the attraction and growth of target industries (p.8.18)*

Actions (p 8.18)

1. *Implement the City Centre Warwick Master Plan*
2. *Implement City Centre Master Plan, zoning ordinance, and design standards prohibiting uses and designs that are nonconforming with the ordinance and principal*

Part V Sustainable Systems

GOAL 1 (p.9.28)

The City of Warwick is a model for efficient and flexible multimodal transportation

- *Ensure that all local plans and planning decisions employ a holistic approach in considering and accommodating various modes of transportation.*
- *Leverage the city's intermodal connectivity assets (Inter- Link, City Centre Warwick) to foster sustainable transit and reduce dependency on the automobile as the primary mode of travel for commuters.*

STRATEGIES (p.9.31)

A. Engage with the RIDOT and Amtrak to further leverage the city's key intermodal assets (location and infrastructure) for intercity travel.

Actions:

1. *Promote the InterLink station as an efficient and sustainable means of providing access between air, rail, automobile, and bus modes of travel*
2. *Ensure that the redevelopment of the City Centre Warwick is conducted in a manner that complements and encourages transit ridership*

Part VI The Future City (p. Front Matter)

Ten Key Concepts and Strategies to Preserve Quality of Life and Competitiveness for Warwick's Future

Concept 1. *Make City Centre Warwick a new city center of growth and economic development. Promote mixed-use, transit-oriented development, make improvements in the public realm, and advocate for more frequent commuter rail service.*

Chapter 12 Goal (p.12.2)

City Centre Warwick (the Warwick Station Development District) is a major center of compact, higher density, transit-oriented development.

Policy (p.12.2)

Implement the Warwick Station Development District Plan to become a major center of urban activity within Warwick and the region.

Develop City Centre Warwick as a Growth Center.

Challenges (p.12.3)

Directing commercial, industrial, and office development to appropriate areas of the city to promote implementation of the Comprehensive Plan and City Centre Master Plan.

Chapter 12

Jefferson Blvd Corridor (p.12.12)

This area is adjacent to the intermodal zoning district comprised of City Centre Warwick, the mill house, and Elizabeth Mill, with potential for expansion of the intermodal district.

Land Use Issues

Expansion of City Centre Warwick

General Principles to Guide Future Land Use (p. 12.15)

Promote mixed-use, transit oriented development at City Centre.

Promote consolidation of commercial uses in neighborhood centers, historic villages, City Centre and Route 2.

H. Recommendations (p. 12.29)

Goal 3 City Centre Warwick is a major center of compact, higher-density transit oriented development.

Actions

- 1. Create a design manual for public improvements.*
- 2. Create a design manual for private site and building design.*
- 3. Continue to work within the collaborative that includes RIDOT, FHWA, RICC and the Central RI Chamber of Commerce to coordinate the distribution of resources to grow transit options with appropriate land use that in turn creates economic development.*

4. Continue to identify the types of businesses and market segments best suited to the City's economic, land use and urban design goals for City Centre.
5. Continue to inventory and market sites available for development.

Chapter 13

High Priority Action: *Implement the City Centre Warwick Master Plan (p.13.4)*

Goal 3 (p.13.4) *City Center Warwick (formerly known as WSDD) is a major center of compact, higher density Transit oriented development.*

- A. *Ensure that public improvements and private development in the City Center Warwick will be designed for a live-work-play environment, based on the district master plan*

Implementation (p.13.19)

Promote a mixture of housing choices in the city as well as mixed income housing in City Centre Warwick within walking distance to commuter rail.

1. *Allow compact, higher-density housing options in and adjacent to Village Districts and City Centre Warwick, including appropriate design standards.*

Goal 1(p.13.24) E.1: *Establish land use and public investment policies that promote the attraction and growth of target industries High Priority Action: Implement the City Centre Master Plan (City Centre).*

Goal 3 A.(p.13.40) *Ensure that public improvements and private development in the City Center Warwick will be designed for a live-work-play environment, based on the district master plan.*

Action. *Continue to work within the collaborative that includes RIDOT, FHWA, RIEDC and the Central RI Chamber of Commerce to coordinate the distribution of resources to grow transit options with appropriate land use that in turn creates economic development.*

ZONING CONSISTENCY

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.

103.8 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.

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

RECOMMENDATION

The Planning Department recommends a favorable recommendation to the Warwick City Council for the Zone Change as depicted on Exhibit B and further described below (*As below plats appeared in the Tax Assessor's Office on December 31, 2013).

That Assessor's Plat 278 Lot 142 be changed from General Industrial (GI) to Intermodal (IM);

That Assessor's Plat 278 Lots 93, 95, 97, 98 & 120 be changed from General Business (GB) to Intermodal(IM)

That Assessor's Plat 278 Lot 100 be changed from Residential A-7 to Intermodal;

That Assessor's Plat 279 Lot 5 be changed from Light Industrial (LI) to Intermodal (IM);

That Assessor's Plat Lot 519 be changed from Light Industrial to Intermodal;

That Assessor's Plat 323 Lots 527 & 528 be changed from General Business (GB with previously approved waivers granted by the City Council PCO 11-08, dated 7-16-08) to Intermodal (IM) with the same waivers as applicable

1. *Pursuant to Sec. 302, Table 2B, relief is granted for front yard setback from 25 feet to 10 feet; for side yard setback from 15 feet to 5 feet; and rear yard setback from 20 feet to 10 feet.*
2. *Pursuant to Sec. 302, Table 2B relief is granted for maximum height which shall be increased from 40' to 107'*
3. *Pursuant to Sections 505.1 and 505.6, the landscaping requirement shall be satisfied by the submission of a landscape plan prepared by a Registered Landscape Architect to be approved by the City of Warwick's Landscape Coordinator.*

4. *Relief shall be granted pursuant to Section 701.1 for the location of parking to abutting parcels.*
5. *Relief shall be granted pursuant to Section 701.7 relative to off-street parking for a reduction from the required 2,203 spaces to 1,828 spaces.*
6. *The telecommunications tower currently located on Assessor's Plat 323, Lot 528 shall be relocated to other lots to be merged, without the granting of further relief by the Zoning Board of Review*

Actions by the Administrative Officer

Administrative Subdivisions

<u>Plat</u>	<u>Lot</u>	<u>Plat Title</u>
331	29 & 30	Brightside Plat
361	512 & 838	Carberry Plat
359	132 & 170	Cat's Paw Plat
315	43 & 135	Cole Farm Plat

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2000, extension 6289.