



## CITY OF WARWICK

**FRANK J. PICOZZI, MAYOR**

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September 2023

Gold Coast Properties RI 1, LLC  
C/O Aaron Packard - Director of Development  
16115 SW 117th Avenue, Unit A7  
Miami, FL 33177

RE: Assessor's Plat 323, Assessor's Lot 503  
2267 Post Road (Route 1)

The following is the decision on your application for Conditional Master Plan Approval of a Major Land Development Project heard by the Warwick Planning Board at the regularly scheduled meeting held on September 13, 2023. The Planning Board reviewed your proposal to construct a 124-room hotel with supportive parking, landscaping, and related infrastructure on the subject parcel. Access/egress to the site will be provided from two site driveways from Post Road (Route 1). The parcel is zoned General Business (GB), with a total land area of 2.15 acres +/-.

The Planning Board also reviewed your request for a recommendation to the Zoning Board of Review (ZBR) for dimensional variances for greater-than-allowed building height, and less-than-required side and rear-yard setbacks (Section 302, Table 2B. Dimensional Regulations).

After completion of the Public Informational Meeting, for which notice was served and a record was kept, the Warwick Planning Board taking into consideration its knowledge and expertise, and after considering all of the representations and presentations made at the Public Informational Meeting, found this proposal to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City's Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60, *Procedure – Required Findings*, as follows:

1. That the proposal is generally consistent with the *City of Warwick, Comprehensive Plan 2033*, or must satisfactorily address issues where there may be inconsistencies, as follows:
  - a. *Chapter 12, Part 2, Corridor Land Use Issues section of the Comprehensive Plan, Future Land Use* identifies “reuse of the New England Institute of Technology properties” as a land use issue of concern. The project includes the redevelopment of a vacant lot formerly owned by the New England Institute of Technology and would therefore directly addresses this element of the Plan.
  - b. The project involves the redevelopment of a vacant parking area that is unsightly, underutilized, and lacks proper stormwater management infrastructure. The

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**PLANNING DEPARTMENT • TOM KRAVITZ, DIRECTOR**  
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proposed plan includes substantial enhancements to stormwater management, landscaping, and overall site aesthetics. *Chapter 12 of the Comprehensive Plan, Future Land Use, Zoning and Urban Design* states that 60 percent of Comprehensive Plan survey respondents indicated that improving the appearance of major roads and commercial corridors is "very important." The project is therefore consistent with this Comprehensive Plan element, provided the landscaping, signage, and building features conform to current zoning requirements or required relief is granted by the Zoning Board of Review.

- c. A stated policy in *Chapter 12 of the Comprehensive Plan, Future Land Use, Zoning and Urban Design* element is to "ensure that proposed new residential, business and industrial uses are compatible with the character and surrounding area." Existing land uses surrounding the subject site include an international airport, , hotels, restaurants, and service-related businesses that are typically associated with a transit district. A hotel will complement these current land uses without intruding into residential zones. The project is therefore consistent with this element of the Comprehensive Plan.
  - d. The project will include modern stormwater management infrastructure that will slow the rate of runoff and improve the quality of stormwater discharge from the site. This is consistent with *Chapter 4, Natural Resources* section of the Comprehensive Plan, which states as a Goal that Warwick's natural resource systems, sensitive water resources and natural habitats are preserved and protected for future generations, with a companion policy to "protect, preserve and enhance natural resource areas adjacent to developed or potentially developed areas."
  - e. The site is located directly adjacent to Post Road (Route 1), which is identified in *Chapter 9, Part 2, of the Comprehensive Plan, Future Land Use, Zoning and Urban Design* as a principal arterial. The applicant needs to perform further analysis to determine traffic impacts and propose appropriate mitigation measures as necessary in order to maintain consistency with the Comprehensive Plan.
2. That the proposal is not compliant with the standards and provisions of the City's Zoning Ordinance in consideration of the following:
    - a. The project requires Zoning Board of Review (ZBR) approval for a dimensional variances pursuant to *Table 2B. Dimensional Regulations* for greater-than-allowed building height (50'); and relief for parking spaces and dumpster located within the rear and side-yard setbacks. Required side yard is 15 feet, proposing 5.5' (relief of 9.5'). Required Rear Yard is 20 feet, proposing 9.2 feet (relief of 10.8ft).
  3. That there will be no significant negative environmental impact from the proposed development provided the project meets requirements contained in the RIDEM Stormwater Design and Installation Standards Manual, all required permits form RIDEM are obtained, the applicant conforms to all conditions of approval, and appropriate mitigation measures

are put in place to maintain consistency with the Comprehensive Plan in future review phases.

4. That the development, as proposed, 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 in consideration of the following:
  - a. The proposed development is contained solely on a single lot (AP 323/Lot 503) and the Applicant has sufficiently demonstrated at this level of approval that the lot can appropriately support development while remaining in conformance with pertinent regulations and building standards, provided proper zoning relief is granted by the ZBR.
5. That the proposed development possesses adequate and permanent access to a public street (Post Road/Route 1) provided:
  - a. The Applicant provides an updated trip generation/traffic impact study of Post Road (Route 1) in the vicinity of the proposed access/egress driveways and the intersection at the Airport Connector and Post Road (Route 1) to determine the impact, if any, on overall traffic patterns and current Level of Service (LOS).
  - a. Appropriate mitigation measures are provided to minimize disruption to the existing traffic flow as required by the Rhode Island Department of Transportation (RIDOT).
  - b. RIDOT authorizes the issuance of a Physical Alteration Permit for the project.

Based on the foregoing findings of fact, on a motion by seconded by, the Warwick Planning Board voted, to grant Conditional Master Plan approval with a favorable recommendation to the Zoning Board of Review to grant dimensional variances for greater-than-allowed building height and less than required rear and side yard setbacks (Section 302, Table 2B. Dimensional Regulations & Section 304.9), as outlined herein, with the following conditions of approval:

1. That all Plans shall comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island," effective date November 25, 2015.
2. That the Applicant shall submit a Preliminary Land Development Plan that complies with Appendix C, Final Application, of the City's Development Review Regulations Governing Subdivisions, Land Development Projects, and Development Plan Review, last amendment dated March 14, 2001.
3. The design for the Stormwater Collection system must meet the requirements of the Rhode Island Stormwater Design and Installation Standards Manual, December 2010.

4. That all state permits, including but not limited to RI DEM and RI DOT Physical Alteration Permit “PAP” (or a letter from RIDOT stating that the project meets RIDOT Design Standards and a PAP will be granted for the project provided necessary bonding, insurance and any other requirements are met), must be obtained prior to Preliminary Plan submission.
5. That an Operation and Maintenance Plan for the proposed stormwater collection system be included with the Preliminary Plan submission to the Planning Department.
6. Protect all RI Highway Bounds and permanent survey markers throughout the completion of the project (Please note this on the site plans).
7. The Preliminary Plan must delineate existing and proposed utilities.
8. Monumentation must be in accordance with the City of Warwick Development Review Regulations.
9. That the applicant design the sewer system to Warwick Sewer Authority (WSA) standards including:
  - a. Reviewing the sewer design information found on Contract 5B, Drawing 6.
  - b. Backflow protection will be required according to WSA regulations
  - c. Any existing cesspools, sewer pipes will be removed in accordance with WSA regulations.
  - d. Development will be subject to sewer access fees upon completion of construction, fees to be calculated in accordance with sections 9.21 and 9.2.2 of WSA regulations.
10. That the applicant design the water system to Warwick Water Division (WWD) standards.
11. That the Applicant provide the following items related to traffic with their Preliminary Plan application:
  - b. An updated trip generation/traffic impact study of Post Road (Route 1) in the vicinity of the proposed access/egress driveways and the intersection at the Airport Connector and Post Road (Route 1) to determine the impact, if any, on overall traffic patterns and current Level of Service (LOS).
  - c. A letter from RIDOT stating that a Physical Alteration Permit (PAP) will be granted for the project, provided necessary bonding, insurance, and any other requirements are met.
  - d. Detailed plans that outline any proposed mitigation measures that seek to minimize or eliminate disruption to the existing traffic flow, as required by RIDOT.

12. That the development have an adequate number of fire hydrants spaced 300 ft. apart and providing a minimum of 1000 GPM. Sprinklered buildings require a hydrant within 100 ft. of the Fire Department Connection (FDC).
13. That there shall be no architectural, landscaping, or natural barriers proposed on the plan that prevent easy access of fire apparatus.
14. That the site design for the Preliminary Plan phase site plan identifies areas for snow storage and/or outlines a practical method of removal and disposal of snow.
15. That the interior walkways be designed with a direct connection to the existing sidewalk adjacent to Post Road (Route 1) to accommodate safe pedestrian access to adjacent land uses to the north and south.
16. That the Preliminary Plan phase submission include a landscape plan prepared by a registered landscape architect that meets all requirements under Section 505 of the City's Zoning Ordinance, addresses comments submitted by the City Landscape Project Manager and includes the following:
  - a. Plantings, as practicable, within and around any stormwater management basins and swales. Plantings shall include native grasses, perennials, and shrubs that will assist in the control of erosion, uptake and treatment of stormwater, and reduction of any fertilizers or nutrient supplements.
  - b. Enhanced landscaping in all planting beds within 20' of the right-of-way area (Post Road/Route 1). Enhanced landscape areas shall include stone walls or similar hardscape elements; ornamental perennials, shrubs and trees; LED lighting; and/or similar elements that serve to enhance the overall aesthetic of this highly visible thoroughfare.
  - c. The integration of signage with hardscape and softscape landscape elements (i.e. stone sign base, integration of signage into a wall, and/or accentuating plantings).
  - d. Screening of the dumpster with a tight evergreen hedge on all non-gated sides.
17. That the Preliminary Plan submittal include a photometric site plan, and specifications for all exterior lighting. Site lighting shall be Dark Sky compliant, to the extent practicable. All exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties. Glare from outdoor lights, signs, and from the movement of vehicles on site shall be shielded from the view of adjacent properties.
18. That the Preliminary Plan submittal shall include location, details, and color elevations of all proposed signage. All signage shall be subject to approval by the Administrative Officer to the Planning Board and conform to the standards of the Warwick Zoning Ordinance, Section 800. Exterior freestanding identification signage along Post Road (Route 1) shall be integrated with hardscape and softscape landscape elements (i.e. stone sign base, integration of signage into a wall, and/or accentuating plantings). The use of lower, well designed, freestanding monument signage is strongly encouraged.

19. That the Preliminary Plan submittal include updated color elevations of the proposed building façade.

Sincerely,

Philip Slocum, Chair  
Warwick Planning Board