



## CITY OF WARWICK

**FRANK J. PICOZZI, MAYOR**

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May 2023

Trunk Space, LLC  
1900 Crown Colony Drive, Suite 405  
Quincy, MA 02169

RE: Assessor's Plat 285, Assessor's Lot 299  
0 Jefferson Park Road

The following is the decision on your application for Preliminary Plan Approval of a Major Land Development Project as heard by the Warwick Planning Board at the regularly scheduled meeting held on May 10, 2023.

The Applicant is proposing to construct a 120,000 square-foot, self-storage facility, exterior parking improvements, associated utilities and landscape improvements. Subject property is approximately 1.28 acres in size and the existing condition is that of a paved parking lot. The project received dimensional variances from the Warwick Zoning Board of Review for less than required parking, less than required interior landscaping, less than required side yard setback (transformer) and less than required loading area. Proposed development to have ingress/egress from Jefferson Park Road.

After completion of the Public Hearing, 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 Hearing, 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. The proposal is consistent with *Chapter 1, Vision for the 21<sup>st</sup> Century Warwick* element which encourages preserving industrially-zoned land for non-retail uses and a commitment to land use that promotes a strong, stable tax base.
  - b. *Chapter 10' Public Services and Facilities* recognizes that "the proper management of stormwater runoff has long been a challenge in urbanized areas where higher percentages of impervious surfaces generate significantly more surface runoff than rural or undeveloped lands of similar size." The pre-development condition of the property contains 44,477 square feet of impervious surface with the post development condition proposed to be reduced to 36,660 square feet of impervious

area. This represents a 17.58% reduction of impervious area which is generally consistent with the Comprehensive Plan's policy and narrative supporting reduction of impervious surface in commercial areas.

- c. A stated Policy in Chapter 9, Transportation and Circulation element "Promote best practices to strengthen access management to improve traffic flow" (9.29) with a recommended action: "consolidate and/or eliminate redundant accesses and curb cuts." (9.30). The proposed development eliminates two (2) existing curb cuts, including one (1) curb cut on Jefferson Boulevard (which is classified as a minor arterial), and therefore is found to be generally consistent with this element of the Comprehensive Plan.
  - d. 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." The proposed project area is located in an appropriately zoned General Industrial (GI) district, the use is allowed by-right and the site abuts varied commercial uses and therefore the proposed development is generally consistent with the surrounding area.
2. That the proposal is in compliance with the standards and provisions of the City's Zoning Ordinance in consideration of the following:
    - a. The subject parcel is located within a General Industrial (GI) zoning district and the proposed use (Use Code 807 Ministorage) is permitted by right within the district so designated.
    - b. The Warwick Zoning Board of Review (*Petition #10866*, Recorded Decision dated December 16, 2022; Book 10259 Pages 194-197) granted dimensional variances for less than required parking spaces, less than required loading spaces, less than required interior landscaping and less than required side yard setback (transformer).
  3. That there will be no significant negative environmental impact from the proposed development provided the applicant conforms to all conditions of approval.
  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 development, as proposed, is contained solely on a single lot (AP 285/ Lot 0299) and the Applicant has sufficiently demonstrated that the lot can appropriately support development while remaining in conformance with pertinent regulations and building standards.
  5. That the proposed development possesses adequate and permanent access to a public street:

- a. Access to Jefferson Boulevard will be provided by Jefferson Park Road, a 50' wide, private right of way.

Based on the foregoing findings of fact, on a motion by Member, seconded by Member the Warwick Planning Board voted to adopt the above findings and grant Preliminary Plan approval with Final Plan approval to be completed by the Administrative Officer to the Planning Board. The Planning Board's approval included the following conditions:

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 Final 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. All work must be in accordance with the approval of the Rhode Island Department of Environmental Protection.
4. A Soil Erosion and Sediment Control permit must be obtained from the City of Warwick Building Department prior to the commencement of any construction, including site clearing.
5. The Design Engineer must inspect all stages to the construction of the Stormwater Management System (SMS) and must submit a certification that the construction conforms to the approved plans. In addition, the Engineer must repair an as-built plan highlighting any deviations from the approved plans. Deviations from the approved plans shall require prior authorization of the approving authority.
6. The Final Plan shall illustrate the location of the destination of the outlet pipe from the stormwater manhole that will receive runoff from proposed stormwater manhole (MH-1) on the site plans.
7. That an adequate number of fire hydrants be provided throughout the development 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). In addition, the Fire Department shall review all plans for compliance with all life safety codes and issues.
8. There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.
9. That the Applicant shall comply with all of applicable requirements of the Warwick Sewer Authority ("WSA"), including the Collection, Industrial/Commercial Pretreatment and Billing Departments.

10. The property does not have a sewer lateral and is not connected to sewers, connection to the treatment system shall be completed at the developer's expense and done per WSA rules and regulations and subject to applicable inspection fees.
11. Upon development, the property will be subject to a sewer access charge as calculated in accordance with Warwick Sewer Authority regulations.
12. That the Final Plan submission include an updated landscape plan prepared by a registered landscape architect, which meets all requirements under Section 505 of the City's Zoning Ordinance. Final Plan to relocate 2 proposed trees due to proximity of sewer utilities and monument sign location. Final location of relocated trees to be approved by the City Landscape Project Coordinator. Proposed stockpile and washout pit locations (EC-1) shall be located due to existing plant material that is shown to remain and be protected. Any existing plant material that is to remain and is removed or damaged during construction shall be replaced with material similar in size and nature.
13. The Landscape Project Coordinator shall approve the design and location of the proposed monument sign, including base materials and sign details.

Sincerely,

Kevin Flynn, Vice-Chair  
Warwick Planning Board