



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

November 10, 2022

RWR Real Estate Investment Group, LLC.
18 Blue Ridge Road
Cranston, RI 02920

Subject: Assessor's Plat: 267, Assessor's Lot: 202-Preliminary Approval

To Whom It May Concern:

The following is the decision on your application for a Preliminary Approval of a Major Land Development, located along Post Road; further identified as Assessor's Plat: 267; Assessor's Lot(s): 202, heard by the Warwick Planning Board at the regularly scheduled November 9, 2022 meeting for Preliminary Approval. The Applicant is requesting a Preliminary Approval for the demolition of an existing commercial Office building to allow for the development of an (8) eight-unit multi-family residential development; with less than required land area, frontage, lot width, side-yard setbacks, and parking within 15' of a residential structure, in an Office (O) and A-7 Planned District Residential (PDR) Zoning District.

After completion of the public hearing for which notice was served and a record 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, makes the following finding, that the development, as proposed, is 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 Statement* 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 proposed development is generally consistent with the City's Comprehensive Plan, having established high-density residential uses within the 200' radius. Consistent with Chapter 12 of the City of Warwick Comprehensive Plan, specifically, the section entitled "Future Land Use, Zoning and Urban Design: Goals and Policies," which promotes developments "*that are safe, attractive, well-maintained and stable... ones designed to "protect... and support...existing residential neighborhoods;"*"
 - a. It further promotes... "*Public and private development that meet high standards of design by ensuring that proposed new residential development is compatible with the character and of the surrounding area;"*
 - b. Chapter 12, Future Land Use, Section E, General Principles to Guide Future Land Use, Section H, Recommendations: Goal 6, Public and Provide Development Meets High Standards of Urban Design, Policypromote redevelopment of outmoded/blighted commercial or industrial properties.

PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR
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- c. Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its “Recommendations” section lists as Goal I, the City should work to provide “a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments.....”
2. That the Project, is in compliance with the standards and provisions of the City’s Zoning Ordinance, having received a City Council Zone Change with waivers, PCO 23A-21, for less than required land area, frontage, lot width, side-yard setbacks, and parking within 15’ of a residential structure, in an Office and A-7 Planned District Residential, (PDR).
3. That the proposed development has received RIDOT-PAP No. 22-82 and RIDEM-WQC/STW NO. 22-030 and RIDEM-UIC NO. 002091, therefore there will be no significant negative environmental impacts from the proposed development.
4. That, the development, as proposed, has received all State Approvals and 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.
5. That the proposed project possesses adequate access along Post Road.
6. That the development, as proposed, will have access to Municipal Water and Sewer.

Based on the foregoing findings of fact, the Warwick Planning Board voted to grant Preliminary Approval, with the following stipulations:

1. That the Applicant shall submit a Final Development Plan that shall comply with the Rules and Regulations for Professional Land Surveyors, Effective November 25, 2015.
2. That the Applicant shall submit a Final Development Plan that shall comply with Appendix C, Major Subdivision/Land Development Application, of the Development Review Regulation governing Subdivisions, Land Development Projects, and Development Plan Review, Effective January 1, 1996; Amended January 01, 2000 and March 14, 2001.
3. That prior to submission for Final Approval, the Applicant/Applicant’s Representative shall coordinate with the Building Official for Final Review.
4. That prior to submission for Final Approval, the Applicant/Applicant’s Representative shall coordinate with the Water Division and Sewer Authority for Final Review. Any “hot box” required as part of the proposed development, shall be landscaped and/or designed in such a manner as to minimize the aesthetic impact along the frontage.
5. That all work shall be in accordance with RIDOT and RIDEM Approvals.

6. That a soil erosion/sedimentation control permit shall be obtained from the Building Department, prior to commencement of any work on-site and shall be properly maintained and/or replaced as needed throughout construction.
7. That the Design Engineer, shall inspect the installation of the SWS and submit a certification that the construction substantially conform to the approved plans. Additionally, the Design Engineer shall prepare an as-built plan of the system, highlighting any significant deviations from the approved plan. Deviations from the approved plan shall require prior authorization from the approving authority.
8. That the Department of Public Works and the Condo/Homeowners Association shall be provided with an as-built plan and the Operations and Maintenance plan for the SWS.
9. That the Condo/Homeowner's Association shall be responsible for the long-term maintenance/operation of the SWS.
10. That the interior roadway shall be a private ROW which shall be maintained by the Condo/Homeowner's Association.
11. That the City of Warwick Comprehensive Plan 2033, (Plan) Section 5, entitled "Parks, Open Space and Recreation" pgs. 5.13-5.16, Subsection, F, Recommendations Goal 2, calls to "preserve, maintain, and enhanced a broad range of neighborhood recreational facilities., in accordance with the aforementioned, the Applicant shall dedicate "Funds-In-Lieu of Open Space" equal to (8) eight units to the City of Warwick for Recreational District 6, prior to the recording of the Final Record Plat.
12. That the Applicant/Applicant's Representative, shall coordinate access/egress easement verbiage for recording with the Final Plan.
13. That, prior to Final Recording, the Applicant shall provide an improvement guarantee, as a condition of approval, for landscaping and monumentation.
14. That prior to Final CO all landscaping and monumentation shall be installed, as noted on the Final Plan.

Sincerely,

Philip Slocum, Chairperson
Warwick Planning Board