



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

July 31, 2023

Linda J. Gonzenbach
21 Bourbon Place
Warwick, RI 02888

Subject: Gonzenbach Plat – Preliminary Plan
Assessor’s Plat: 289, Assessor’s Lot(s): 517-520

To applicants:

The following is the decision on your application for Preliminary Approval of a Minor Subdivision, located at a parcel identified as Assessor’s Plat: 289; Assessor’s Lots 517-520. The proposed subdivision would merge four (4) existing 4,702 square foot lots of record into two (2) lots, one 11,775 square feet in size that contains an existing residential dwelling known as 89 Irving Road, and a second lot being 7,033 square feet in size for the development of a single-family dwelling, with both proposed lots meeting the dimensional requirements of the A-7 Residential Zoning District. The new development, as proposed, will utilize public sewer and public water connections.

After completion of the public meeting 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 meeting, makes the following findings, that the subdivision, 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 Comprehensive Community Plan, or has satisfactorily addressed the issues where there may be inconsistencies:
 - a. The proposed subdivision fulfills an identified existing need within the city for market rate housing, “designed in the community environments that people seek,” as stated in Chapter 7 of the Comprehensive Community Plan, *Housing and Neighborhoods*.
 - b. This proposed subdivision is 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;”

- c. 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 of the surrounding area;”*
2. That the Subdivision, as proposed, is consistent with the standards and provisions of the City’s Zoning Ordinance. Both proposed lots conform to the dimensional requirements of the A-7 Residential zone.
3. That there does not appear to be any significant negative environmental impact from the proposed subdivision as shown on the final plan, with all required conditions for approval.
4. That the subdivision, 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.
5. That all proposed lots within the subdivision have adequate and permanent physical access to a public street, being Irving Road.

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 and Record Plat that shall comply with the Rules and Regulations for Professional Land Surveying in the State of RI; effective November 25, 2015.
2. That the Applicant shall submit a Final Development Plan and Record Plat that shall comply with Appendix B, Major Subdivision 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 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 (1) one lot to the City of Warwick for Recreational District 7, prior to the recording of the Final Record Plat.

Sincerely,

Thomas Kravitz, Administrative Officer/Planning Director
Warwick Planning Department