



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

May 8, 2024

Crossroads Capital Fund VI, LLC.
95 Sockanossett Crossroads, Suite 203
Cranston, RI 02920

RE: Assessor's Plat 322, Assessor's Lot 353
Post Road

The following is the decision on your application for Preliminary Plan Approval of a Phased Major Land Development Project with Subdivision (complete) as heard by the Warwick Planning Board at the regularly scheduled meeting held on May 8, 2024.

The proposal is to construct two (2) new commercial buildings in addition to the existing Firestone building on a recently created 2.44 acre lot (AP 322 Lot 353) subdivided out of the adjacent lot 209 (Plat Card 1767). One building will contain two (2) tenants, a fast food use with drive thru and a retail use. The second building will contain a fast-food use with a drive-thru. The site will be served by public water and sewer. Primary ingress/egress to be through the controlled light, which has been upgraded and improved as part of the project.

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 21st Century Warwick* element which includes a commitment to a diversity of land uses to promote a strong, stable tax base.
 - b. Chapter 3, *Population and Land Use Trends*, identifies: Local Commercial Corridors. "Other commercial activities within the city are concentrated along major arterials such as Post Road, West Shore Road, Airport Road, and Warwick Avenue. In general, these commercial areas target local residents and contain a varied mix of local retailers, grocery stores, fast food, convenience and service establishments. The corridors lack a cohesive design aesthetic, are several decades old, and have numerous vacancies. As noted by many participants during public meetings, the commercial corridors throughout Warwick look tired and "need a face-lift." (3.14) Reuse of the partially vacant property with the proposed frontage landscaping, in excess of Ordinance, and the construction of new buildings will help to modernize and update the general appearance of this segment of the

corridor and therefore the proposal is generally consistent with the identified need in the Plan to upgrade the appearance of the Post Road corridor.

- 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 two-way curb cuts, on Post Road and consolidates ingress/egress to the site by designing the proposed new lot to have access to the signalized private drive, and therefore is found to be generally consistent with this element of the Comprehensive Plan.
2. That the proposal is in compliance with the following standards and provisions of the City’s Zoning Ordinance in consideration of the following:
 - a. The subject parcel is located within a General Business (GB) zoning district.
 - b. The Zoning Board of Review granted a Special Use Permit (**Petition #10943**) to have more than one non-residential use/building on a lot; dimensional variance to have a drive aisle of 19.7’ (24’ required) in front of the existing Firestone building only; having less than required parking spaces – 128 proposed spaced (153 required) and less than required landscaping.
 3. That there will be no significant negative environmental impact from the proposed development provided the applicant conforms to all conditions of approval of the Rhode Island Department of Environmental Management’s permits **WQC/STW File No. 24-011; RIPDES File No. RIR102612.**
 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 on a single lot (AP 322/Lot 353) 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 the site will be through the existing signalized intersection on Post Road.

Based on the foregoing findings of fact, on a motion by Member XX, seconded by Member XX the Warwick Planning Board voted to adopt the above findings and grant Preliminary Plan approval with Final Plan to be through the Administrative Officer.

The Planning Board’s approval included 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 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 approvals of the Rhode Island Department of Environmental Management (RI DEM) and the Rhode Island Department of Transportation (RI DOT).
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 activities, including vegetation clearing and earthwork.
5. Soil erosion and sediment control measures must be properly maintained throughout construction.
6. The Design Engineer must inspect the installation of the Stormwater Management System and submit a certification that the construction substantially conforms to the approved plans prior to the Certificate of Occupancy. In addition, the Design Engineer must prepare an as-built plan of the System; highlighting any significant deviations from the approved plan. Deviations from the approved design plan will require prior authorization from the Approving Authority.
7. The Property Owner must be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System. The Property Owner shall be responsible for the operation and maintenance of all proposed stormwater mitigation measures.
8. Protect all RI Highway Bounds and permanent survey markers throughout the completion of the project. Should any monuments be disturbed, the property owner shall be responsible to have a qualified professional reinstall the monuments.
9. There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.
10. The Applicant shall comply with all of applicable requirements of the Warwick Sewer Authority, including the Collection, Industrial/Commercial Pretreatment and Billing Departments.
11. All buildings require sewer backflow and cleanouts.
12. A sewer connection permit must be pulled for each building prior to connecting to sewers. All connections must follow Warwick Sewer Authority rules and regulations and the connection must be inspected by the Warwick Sewer Authority. Each building will be assessed a sewer access charge upon connection.
13. All landscaping must be maintained by the owner throughout the entire life of the project and any plant material that dies within this time period shall be immediately replaced by the owner of the subject property (lot 353).

Sincerely,

Philip Slocum, Chair
Warwick Planning Board