



CITY OF WARWICK

Posted: 2/10/2023

FRANK J. PICOZZI, MAYOR

February 9, 2023

JMR Properties, Inc.
c/o Stephen Miller
40 Malbone Street
Warwick, RI 02888

Subject: Assessor's Plat: 220, Assessor's Lot: 95

To Whom It May Concern:

The following is the decision on your application for a conditional Master Plan Approval of a Major Land Development, located at 5 Williams Street; further identified as Assessor's Plat: 220; Assessor's Lot(s): 95, heard by the Warwick Planning Board at the regularly scheduled February 8, 2023 meeting for conditional Master Plan Approval and a City Council Zone Change Recommendation from A-10 Residential to A-10 Planned District Residential (PDR-L) Overlay to allow for the development of four-unit residential complex. The Applicant is requesting to demolish the existing single-family dwelling to allow for the development of a four-unit residential complex on a 31,529 square foot lot with the following waivers, in the A-10 Planned District Residential-Limited Overlay (PDR-L):

- Less than required frontage
- Less than required minimum side-yard setback
- Less than required rear-yard setback
- Less than required separation between building
- Parking within 15-feet of a residential building

After completion of the public informational 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 informational meeting, 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;"

PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR
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- a. Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its "Recommendations" section lists as Goal 1, 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, as proposed, is NOT in compliance with the standards and provisions of the City's Zoning Ordinance and therefore requires a City Council Zone Change from A-10 Residential to A-10 Planned District Residential (PDR-L) Overlay to allow for the development of four-unit residential complex. The Applicant is requesting to demolish the existing single-family dwelling to allow for the development of a four-unit residential complex on a 31,529 square foot lot in the A-10 Planned District Residential-Limited Overlay (PDR-L), with less than required frontage, less than required minimum side-yard setback, less than required rear-yard setback, less than required separation between building, and parking within 15-feet of a residential building.
3. That, at the Master Plan Phase, the proposed development, does not appear that there will be significant negative environmental impacts from the proposed development. State Approvals are required at subsequent Phases in the Approval process.
4. That, at the Master Plan Phase, the development, as proposed, does not appear to 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. State Approvals are required at subsequent Phases in the Approval process. The Applicant shall coordinate with Kent County Water, prior to application to the City Council for the requisite Zone Change.
5. That the proposed project possesses adequate access along Williams Street.
6. That the development, as proposed, will have access to Municipal Sewer.

Based on the foregoing findings of fact, the Warwick Planning Board voted to grant a Conditional Master Plan Approval, with the following stipulations:

1. That the Applicant shall submit a Preliminary 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 Preliminary Development Plan and Record Plat 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, which shall include, at a minimum but not be limed to:
 - Stormwater Management Plan, consistent with the 2010 RI Stormwater Design and Installation Standards, designed to demonstrate zero-net runoff.

- Inclusion of the Stormwater Operations and Maintenance Plan.
 - Note requisite Monumentation
3. That, prior to Preliminary Approval, the Applicant shall receive a City Council Zone Change, with the requisite waivers.
 4. That, prior to Preliminary Approval, the Applicant shall receive all State Permits, including, but not limited to RIDEM.
 5. That work immediately adjacent to the train tracks may require review and authorization from the Consolidated Rail Corporation.
 6. That, Sanitation Services shall be private and all cost(s) shall be borne by the Property Owners. The City of Warwick will not provide trash and recycling services.
 7. That the Property Owners shall be responsible for the Operation and Maintenance of the Stormwater Management System.
 8. That, prior to construction, the Developer shall submit a plan review to the Warwick Sewer Authority and apply for a Sewer Connection Permit and abide by all WSA Rules and Regulations.

Sincerely,


Philip Slocum, Chairman
Warwick Planning Board

RECORDED
Feb 16, 2023 01:12P
Lynn D'Abrasca
City Clerk
City of Warwick, RI