



CITY OF WARWICK

Posted: January 31, 2024

FRANK J. PICOZZI, MAYOR

January 11, 2024

Alan-Brian Realty Company
 Worldwide Real Estate, Inc.
 33 College Hill Road, STE 29D
 Warwick, RI 02886

Subject: 211 Commonwealth Avenue/College Hill Road
 Assessor's Plat: 260, Assessor's Lots: 38 & 39

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 211 Commonwealth Avenue and College Hill Road; further identified as Assessor's Plat: 260; Assessor's Lot(s): 38 & 39, heard by the Warwick Planning Board at the regularly scheduled January 10, 2024 meeting for conditional Master Plan Approval and a City Council Zone Change Recommendation from A-15 Residential to A-15 Planned District Residential (PDR) Overlay to allow for the development of a ten-unit residential complex on a 1.87 acre parcel, in the A-15 Planned District Residential (PDR) Overlay, with the following waivers:

- Less than required minimum side-yard setback
- Less than required separation between buildings
- 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 medium-density residential uses within the 200' radius. Additionally consistent with;
 - a. 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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- Note that Building 3, as depicted on the Master Plan submission shall be not include decks and patios. Any alteration shall require be required to receive Planning Board Approval.
- 3. That, prior to stormwater design, Applicant shall coordinate with the City's Engineering Division and the Landscape Project Coordinator, regarding layout, design, and location. **INITIAL CITY APPROVAL SHALL BE RECEIVED PRIOR TO SUBMISSION FOR STATE APPROVALS.**
- 4. That, prior to Preliminary Plan submission, the Applicant shall coordinate with the Historic District Commission regarding the stone-walls on-site.
- 5. That, prior to Preliminary Plan submission, the Applicant shall coordinate with the Historic Cemetery Commission regarding the Cemetery on-site.
- 6. That, the Applicant shall coordinate with Kent County Water and the Warwick Sewer Authority, prior to Preliminary Application.
- 7. That, prior to Preliminary Approval, the Applicant shall receive a City Council Zone Change, with the requisite waivers.
- 8. That, prior to Preliminary Approval, the Applicant shall receive all State Permits, including, but not limited to RIDEM.
- 9. That the Landscape Plan shall include, but not be limited to include an enhanced southern landscape border/buffer.
- 10. 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.
- 11. That the Property Owners shall be responsible for the Operation and Maintenance of the Stormwater Management System.
- 12. That the Property Owners shall be responsible for the long-term maintence of the access and the cemetery, on-site.

Sincerely,



Philip Slocum, Chairman
Warwick Planning Board

RECORDED
Jan 31, 2024 09:31A
Lynn D'Abrasca
City Clerk
City of Warwick, RI