



## CITY OF WARWICK

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**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-L) 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-Limited Overlay (PDR-L), 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;"

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**PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR**  
**3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009**

- b. 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, 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-15 Residential to A-15 Planned District Residential (PDR-L) Overlay to allow for the development of a ten-unit residential complex; with waivers for less than required minimum side-yard setback, less than required separation between buildings, and parking within 15-feet of a residential building.
3. That, at the Master Plan Phase, the proposed development, it 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 and Local Approvals are required at subsequent Phases in the Approval process.
5. That the proposed project possesses adequate access to a public street along Commonwealth Avenue and College Hill Road.

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, all existing monumentation shall be protected during construction.
  - Note Sanitation (trash and recycling) collection by private entity.

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 application to the City Council for the requisite Zone Change; confirming sufficient flow to the site for the ten-units.
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, 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.
10. That the Property Owners shall be responsible for the Operation and Maintenance of the Stormwater Management System.
11. That the Property Owners shall be responsible for the long-term maintenance of the access and the cemetery, on-site.

Sincerely,

Thomas J. Kravitz, Administrative Officer/Director  
Warwick Planning Board