



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

May 11, 2023

Willoughby, Graham & Amanda and Commonwealth, LLC
643 Commonwealth Avenue
Warwick, RI 02886

RE: Assessor's Plat 247, Assessor's Lots 45, 50, and 105
643 & 655 Commonwealth Avenue

To Applicants:

The following is the decision on your application for Conditional Master Plan Approval of a Major Land Development Project and Zoning Recommendation for a Special Use Permit to allow for *Use Code 705. Extended care, convalescent, rest, or nursing home*, and for dimensional relief from the Residential A-40 dimensional standards as listed below, heard by the Warwick Planning Board at the regularly scheduled meeting held on May 10, 2023.

The Applicants are proposing to replace the existing single-family home located at 643 Commonwealth Avenue with an 8,000 square foot 14-bed extended care facility, which would be an expansion of the existing 10-bed extended care facility located on the adjacent parcel, being 655 Commonwealth Avenue, currently operated by the applicants.

The Planning Board was also asked to make a recommendation to the Warwick City Council for a Special Use Permit to allow for Use Code 705. Extended care, convalescent, rest, or nursing home for a property zoned Residential A-40, with exceptions from Section 301 Table 2A: exception from rear-yard setback for the A-40 residential district, and from Table 2B footnote #2 requiring a 40' buffer from residential zones for commercial uses and buildings.

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 Meeting, 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 proposed development is consistent with the goals and strategies of Chapter 7 of the Comprehensive Plan, *Housing and Neighborhoods*, specifically to, "Consider single-level, aging-in-place housing options as a way to diversify housing types for seniors and affordable housing." The project as proposed will create new housing opportunities for semi-independent seniors to age in place in the City of Warwick.

PLANNING DEPARTMENT • TOM KRAVITZ, DIRECTOR
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- b. As detailed in Chapter 8 of the Comprehensive Plan, *Economic Development*, the City of Warwick seeks to, “support the development and sustainability of locally-owned businesses.”
 - c. A future land use strategy stated in Chapter 12, Future Land Use, Zoning, and Urban Design, is to, “protect the character and quality of existing residential neighborhoods as houses are modified and redeveloped to mitigate flooding or for other reasons.” In keeping with the existing neighborhood environment, this proposed commercial building has been designed to reflect the existing residential neighborhood in the area.
2. That the proposal is in compliance with the standards and provisions of the City’s Zoning Ordinance in consideration of the following:
 - a. The applicant is required to obtain a Special Use Permit for the proposed use (Use Code 705) within the Residential A-40 zone.
 - b. The applicant is showing on the proposed Master Plan the need for dimensional relief from the rear-yard setback for the A-40 residential district, and from Table 2B footnote #2 requiring a 40’ buffer from residential zones for commercial uses and buildings.
3. That there will be no significant negative environmental impact from the proposed development on the final plan provided the Applicant conforms to all conditions of approval.
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 AP 247 Lots 45, 50, & 105, and the Applicant has sufficiently demonstrated that the lots 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 provided:
 - a. The proposed development has frontage on Commonwealth Avenue, a public street.

Based on the foregoing findings of fact, on a motion by XXX, seconded by XXX, the Warwick Planning Board voted X in favor to grant Master Plan approval. The Planning Board’s approval included the following stipulations:

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 Preliminary 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. That a Storm Water Management Plan shall be submitted in accordance with the Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, that is designed to demonstrate zero-net rate of runoff from the proposed development.
4. That the site design for the Preliminary review phase include areas adequate for snow storage and/or develops a practical method of removal and disposal of snow.
5. That an Operation and Maintenance Plan for the proposed stormwater collection system be included with the Preliminary submission to the Planning Department.
6. That all RIDEM, RIDOT, and other related state permits must be obtained prior to the Preliminary phase submission.
7. That an adequate number of fire hydrants be provided throughout the development spaced 300 Ft. apart and providing a minimum of 1000 GPM. Sprinklered buildings require a hydrant within 100 Ft. of the Fire Department Connection (FDC). In addition, the Fire Department shall review all plans for compliance with all life safety codes and issues.
8. That the Applicant shall comply with all of applicable requirements of the Warwick Sewer Authority, including the Collection, Industrial/Commercial Pretreatment and Billing Departments.
9. That the Preliminary phase submission include a landscape plan prepared by a registered landscape architect and to be approved by the City's Landscape Coordinator that meets all requirements under Section 505 of the City's Zoning Ordinance.
10. That the Preliminary Plan submittal include a photometric site plan, and specifications for all exterior lighting. Site lighting shall be Dark Sky compliant, to the extent practicable. All exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties. Glare from outdoor lights, signs, and from the movement of vehicles on site shall be shielded from the view of adjacent properties.
11. That the Preliminary Plan submittal shall include a signage plan, for all proposed tenants at that time, to include all sign locations, sizes, and styles. All signage shall be subject to approval by the Administrative Officer to the Planning Board and conform to the standards of the Warwick Zoning Ordinance, Section 800.

Sincerely,

Philip Slocum, Chair
Warwick Planning Board