



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

October, 2022

Trunk Space, LLC
1900 Crown Colony Drive, Suite 405
Quincy, MA 02169

RE: Assessor's Plat 285, Assessor's Lot 299
0 Jefferson Park Road

Dear Applicant:

The following is the decision on your application for Conditional Master Plan Approval of a Major Land Development Project and an advisory recommendation to the Zoning Board of Review for dimensional variance, as heard by the Warwick Planning Board at the regularly scheduled meeting held on October 12, 2022.

The Applicant is proposing to construct a 122,000 square-foot, self-storage facility, exterior parking improvements, associated utilities and landscape improvements. Subject property is approximately 1.28 acres in size and the existing condition is that of a paved parking lot. The project is also seeking dimensional variances from the Warwick Zoning Board of Review for less than required parking, setback and less than required loading area. Proposed development to have ingress/egress from Jefferson Park Road.

After completion of the Public Informational Meeting, 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 Informational 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 proposal is consistent with *Chapter 1, Vision for the 21st Century Warwick* element which encourages preserving industrially-zoned land for non-retail uses and a commitment to land use that promotes a strong, stable tax base.
 - b. *Chapter 4, Natural Resources* section of the *Comprehensive Plan* states as a goal that Warwick's natural resource systems, sensitive water resources and natural habitats be preserved and protected for future generations, with a companion policy to "protect, preserve and enhance natural resource areas adjacent to developed or potentially developed areas." The Applicant must incorporate appropriate measures to mitigate stormwater runoff, provide pretreatment and TSS removal, and other best management practices (BMP's) in order to maintain consistency with the *Comprehensive Plan*.

PLANNING DEPARTMENT • TOM KRAVITZ, DIRECTOR
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- c. *Chapter 10' Public Services and Facilities* recognizes that “the proper management of stormwater runoff has long been a challenge in urbanized areas where higher percentages of impervious surfaces generate significantly more surface runoff than rural or undeveloped lands of similar size.” The pre-development condition of the property contains 44,477 square feet of impervious surface with the post development condition proposed to be reduced to 36,660 square feet of impervious area. This represents a 17.58% reduction of impervious area which is generally consistent with the Comprehensive Plan’s policy and narrative supporting reduction of impervious surface in commercial areas.
 - d. 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 curb cuts, including one (1) curb cut on Jefferson Boulevard (which is classified as a minor arterial), and therefore is found to be generally consistent with this element of the Comprehensive Plan.
 - e. A stated policy in *Chapter 12 of the Comprehensive Plan, Future Land Use, Zoning and Urban Design* element is to “ensure that proposed new residential, business and industrial uses are compatible with the character and surrounding area.” The proposed project area is located in an appropriately zoned General Industrial (GI) district, the use is allowed by-right and the site abuts varied commercial uses and therefore the proposed development is generally consistent with the surrounding area.
2. That the proposal is *not* compliance with the standards and provisions of the City’s Zoning Ordinance in consideration of the following:
 - a. The subject parcel is located within a General Industrial (GI) zoning district.
 - b. The proposed project is classified as a ministorage facility, which is listed in the Zoning Ordinance under *Table 1 – Use Code Regulations; Code 807: Mini-storage and mini-warehouse facility*.
 - c. The proposed use is permitted by right within the district so designated.
 - d. The project proposes less than required parking (244 required/15 proposed), loading area, and setback for transformer pad and therefore, prior to Preliminary Plan application, a dimensional variance(s) will need to be granted by the Warwick Zoning Board of Review.
 3. That there will be no significant negative environmental impact from the proposed development provided the applicant conforms to all conditions of approval and proposes appropriate mitigation measures in order to maintain consistency with the Comprehensive Plan in future review phases.
 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 solely on a single lot (AP 285/ Lot 0299) 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 Jefferson Boulevard will be provided by Jefferson Park Road, a 50' wide, private right of way.

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

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. The design for the Stormwater Collection system must meet the requirements of the Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010.
4. Prior to Preliminary Plan, the applicant shall determine the destination of the outlet pipe from the existing stormwater manhole that will receive runoff from the proposed stormwater manhole (MH-1).
5. 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.
6. That an Operation and Maintenance Plan for the proposed stormwater collection system be included with the Preliminary submission.
7. A RI DOT Physical Alteration permit for the curb cut closure and/or a letter from RIDOT stating that a Physical Alteration Permit (PAP) will be granted(if necessary) for the project provided necessary bonding, insurance, and any other requirements are met.
8. That all RIDEM permits must be obtained prior to the Preliminary phase submission.
9. 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.
10. That the Applicant shall comply with all of applicable requirements of the Warwick Sewer Authority, including the Collection, Industrial/Commercial Pretreatment and Billing Departments.

11. Upon development, the property will be subject to a sewer access charge as calculated in accordance with Warwick Sewer Authority regulations.
12. That the Preliminary Plan submission include a landscape plan prepared by a registered landscape architect, that meets all requirements under Section 505 of the City's Zoning Ordinance.
13. 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.
14. 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.

Zoning Board of Review Recommendation

The Warwick Planning Board voted X in favor, X Opposed, to forward a favorable recommendation to the Warwick Zoning Board of Review to grant the requested dimensional variances.

Sincerely,

Philip Slocum, Chair
Warwick Planning Board