



## CITY OF WARWICK

**FRANK J. PICOZZI, MAYOR**

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October 3, 2022

203 Centerville Road, LLC  
c/o Bass, Doherty, & Finks, PC  
1380 Solders Field Road, STE 2100  
Boston, MA 02135

Centerville Associates  
164 Centerville Road  
Warwick, RI 02886

Re: Centerville Road Car Wash, Drive-Up Coffee Shop, Bank, & Other Retail Use (Major App, Zone Change)  
AP 246, Lots 246, 247, 250, 251, & 257  
AP 246, Lots 254 & 258 (Included in Zone Change Only)

Dear Applicant:

The following is the decision on your application for Conditional Master Plan Approval of a Major Land Development Project, and Recommendation for Zone Change, heard by the Warwick Planning Board at the regularly scheduled meeting held on September 14, 2022.

The applicant is proposing a coffee shop, carwash, and two non-residential pad sites at the signalized intersection of Centerville Road and Diamond Hill Rd.

After completion of the Informational Meeting, for which notice was served and a record was kept, and after considering information made at the Public Meeting by both the applicant and general public, 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 applicant's traffic expert shall provide detailed study and analysis at the Preliminary Application stage to ensure consistency with the following comprehensive plan sections: Chapter 9 Transportation and Circulation – Goal 2 strategies: Support roadway projects to reduce traffic congestion throughout Warwick, particularly along east/west routes and along major commercial

corridors. Promote best practices to strengthen access management to improve traffic flow.

- b. The project involves the redevelopment of a highly-visible, vacant property that is in need of reinvestment. The applicant is proposing to completely renovate the site with substantial improvements to the overall site layout, landscaping, stormwater management, and signage. *Chapter 12 of the Comprehensive Plan, Future Land Use, Zoning and Urban Design* element states that 60 percent of Comprehensive Plan survey respondents indicated that improving the appearance of major roads and commercial corridors is "very important." The project is consistent with this Comprehensive Plan element, provided the landscaping, signage, and building features conform to all current zoning requirements or required relief is granted.
- c. 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," and the *General Principles to Guide Future Land Use* includes a policy to "Limit commercial intrusion into residential neighborhoods" (12.15). The proposed project parcel is located along the heavily traveled Centerville Road commercial corridor and also abuts residential areas. The project proposes a rezoning of several parcels of land from Office through extension of a General Business Zone district to its east. Planning staff remain concerned about the visual impact of the building, its lighting, traffic and circulation impacts from the project on the residential roadways. To address these concerns and to maintain consistency with the Comprehensive Plan the applicant is proposing mitigation measures that include: special architectural designs that complement the historic them of Apponaug, extensive landscape screening and buffering; shielded lighting and protection of land for buffering. The project is therefore consistent with this element of the Comprehensive Plan provided adequate landscaping and buffering is provided to minimize impacts on the neighborhood.
- d. *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. This will be particularly important due to the presence of Hardig Brook which abuts the site to the north

2. That the proposal is not in compliance with the standards and provisions of the City's Zoning Ordinance in consideration of the following:
  - a. The subject parcel is located within an Office Zoning District and therefore requires a City Council zone change to General Business, of which there exists a GB district to the east of the this site that will essentially be extended westerly to include the properties subject to this decision.
  - b. Assessor's Plat 246; Assessor's Lots 254 & 258 shall be included in the Zone Change from Office to General Business for consistency with zoning.
3. At this point in the design process, there appear to be no significant negative environmental impact from the proposed development provided the project meets requirements contained in the RIDEM Stormwater Design and Installation Standards Manual (latest edition), all required permits from RIDEM are obtained, the applicant conforms to all conditions of approval, and appropriate mitigation measures are put in place 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.
5. That the proposed development possesses adequate and permanent access to a public street in consideration of the following:
  - a. The Applicant has presented a Traffic Impact Study (Crossman) that maintains the level of service will remain at service B through the AM and PM peak hour periods.
  - b. The application must provide a Rhode Island Department of Transportation (RIDOT) Physical Alteration Permit with the Preliminary Application.

**POSITIVE ADVISORY OPINION FOR CITY COUNCIL - ZONE CHANGE FINDINGS**

In addition to the above findings, the Planning Board finds the proposed zoning amendment to be generally consistent with the Comprehensive Plan (as detailed above) of the City of Warwick and finds it also to be consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

- 103.1 Promote the public health, safety and general welfare of the City.
- 103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.
- 103.3 Provides for orderly growth and development, which recognizes:
  - A.) The goals and patterns of land use contained in the Comprehensive Plan of the City of Warwick.
  - E.) The availability and capacity of existing and planned public and/or private services and facilities;
  - F.) The use of innovative development regulations and techniques.
- 103.10 Promote a high level of quality in design in the development of private and public facilities.

103.11 Promote the implementation of the Warwick Comprehensive Community Plan, as amended.

Based on the foregoing findings of fact, on a motion by \_\_\_\_\_, seconded by \_\_\_\_\_, the Warwick Planning Board voted \_\_\_\_\_ (Members in favor: \_\_\_\_\_; opposed \_\_\_\_\_) in favor to grant Conditional Master Plan approval with the below conditions of approval.

1. The architectural features associated with the carwash and other buildings on site be formally designed by a Rhode Island registered Architect and submitted with the Preliminary Application.
2. That all Plans shall comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island", effective date November 25, 2015.
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 the Project Engineer shall meet/review with the City of Warwick DPW engineering staff to review the proposed drainage system and traffic impact report documents prior to submission to the Rhode Island Department of Environmental Management (RIDEM) or RIDOT.
7. That RIDOT finds the proposed curb-cut and modifications to meet the State of Rhode Island Design Regulations by authorizing the issuance of a Physical Alteration Permit. Preliminary Plan submission shall include the authorization and a plan detailing all RIDOT Design requirements and signal/intersection modifications.
8. That an adequate number of fire hydrants and/or building sprinkler systems be provided throughout the development in accordance with Kent County Water Authority (KCWA). Please provide approved design as part of Preliminary Application.
9. That the Applicant shall comply with all of applicable requirements of the Warwick Sewer Authority (WSA), and provide approval with Preliminary Application.

10. That the Preliminary phase submission include a landscape plan prepared by a registered landscape architect, approved by the City's Landscape Coordinator, that meets all requirements under Section 505 of the City's Zoning Ordinance and the *City Centre Warwick Design Manual* and includes the following:
  - a. A solid fence, berm, with a contiguous evergreen planting buffer or similar structure shall be installed along residential abutting areas to clearly denote and separate land uses as well as mitigate nuisances likely to occur such as migrating trash, fertilizer, or unauthorized storage.
  - b. Landscape enhancements, including hardscape and ornamental fencing along the Centerville Road frontage. Landscape Plan shall include a re-facing treatment or removal of the existing curb wall along the Post Road frontage.
  - c. Pedestrian elements as feasible and in accordance with the CCW Design Manual.
11. That the Preliminary Plan submittal include a photometric site plan, and specifications for all exterior lighting. Site lighting shall be Dark Sky compliant. All exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties.
12. That the Preliminary Plan submittal shall include a signage plan. Low level, landscaped monument signage with accent lighting not internal to the sign is required.
13. That, as part of the Preliminary phase submission, the Applicant shall provide a summary of business operations noting the hours of operation, shift changes, timing of typical peak traffic flow, and any other relevant information for all proposed tenants at that time.

Sincerely,

Philip Slocum, Chair  
Warwick Planning Board