

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER ARTICLE

APPENDIX A
ZONING

No..... Date.....

Approved.....Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WARWICK
WARWICK HOTEL ASSOCIATES, WARWICK HOTEL ASSOCIATES IV and STATE
OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, PETITIONERS

Be it ordained by the City of Warwick:

Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from General Business and Residential A-15 to General Business with restrictions, conditions and stipulations and hereby amending provisions of Ordinance No. O-79-7.

Lots 18 and 21, and an abutting 6.34+/- acre parcel located southwest of the intersection of Greenwich Avenue (Route 5) and East Avenue (Route 113), with no designated lot number, previously held by the State as part of the roadway right-of-way designated as Parcel A on Conveyance Plat 1238E and the 33,000sf contiguous parcel on Assessor's Plat 265 (the undesignated parcel)as said plat appeared in the Tax Assessor's office on December 31, 2015) is hereby changed from General Business and Residential A-15 to General Business with the following restrictions, conditions and stipulations. The Lots and undesignated parcels are set forth in the legal description and on the map attached hereto as Exhibit A.

PCO No. 0-79-7, dated February 21, 1979, is hereby amended to include the following changes: three (3) free-standing buildings are allowed, one (1) free-standing building fronting on East Avenue (Route 113) adjacent to the principal hotel building for office uses, and two (2) free standing buildings fronting on Greenwich Avenue (Route 5) for "by right" office/retail mixed uses, with the exception of fast food and drive-through uses of any type,

1 all of which are strictly prohibited, with a combined total square footage of 121,000 square
2 feet.

3
4 Waivers are granted for less-than-required parking, shared parking and travel lanes, ancillary
5 parking to be provided on an abutting lot, more than one (1) actual use (mixed use) on a lot,
6 and less-than-required frontage landscaping, with the following stipulations:
7

- 8 1. That the Applicant shall merge the abutting “undesigned parcel,” (Parcel A of Conveyance
9 Plat 1238E, and 33,000sf of a contiguous parcel) located southwest of the intersection of East
10 Avenue (Route 113) and Greenwich Avenue (Route 5), and formerly held by the State of
11 Rhode Island as part of the roadway right-of-way, into a new lot within the development
12 area, as part of the Land Development Project/Master Plan reviewed and approved by the
13 Planning Board, and in conformance with the City’s Development Review Regulations.
14
- 15 2. That, the 6.34+/- acre “undesigned parcel” is subject to the provisions of zone change PCO
16 No. 0-79-7, as amended.
17
- 18 3. That a complete, updated parking plan with parking calculations for all uses and buildings on
19 abutting parcel AP 257, Lots 10 and 13 shall be submitted to the Administrative Officer to
20 the Planning Board, and to the City Council to be included as part of the record for the zone
21 change amendment. This plan shall clearly indicate the area of parking designated for the
22 existing hotel use on abutting lot, Assessor’s Plat 265, Assessor’s Lot 21.
23
- 24 4. That the Applicant shall record access and parking easements for the development.
25
- 26 5. All proposed uses with a parking requirement greater than one (1) space per 200 square feet
27 of gross floor area (1/200), shall require Plan Review of the site parking plan for zoning
28 conformance.
29
- 30 6. Except as modified herein all other terms and provisions of PCO No. 0-79-7, dated February
31 21, 1979 remain unchanged and in full force and effect.
32

33 Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said
34 changes to be made on the Zoning Map and the Record Book of Lot Classifications.
35

36 Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.
37
38
39
40

41 SPONSORED BY: COUNCILMAN GALLUCCI

42
43
44 COMMITTEE: LAND USE

Addendum

Owners:

- **A.P. 265, Lot 21**
Warwick Hotel Associates
1414 Atwood Avenue, Johnston, RI 02919

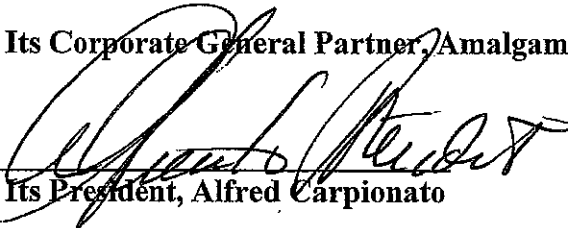
- **A.P. 265, Lot 18**
Warwick Hotel Associates IV, LLC
1414 Atwood Avenue, Johnston, RI 02919

- **A) A 5.58 acre parcel of land, comprising Parcel A of Conveyance Plat 1238E**
- **B) A contiguous parcel of land containing approximately 33,000 square feet**
State of Rhode Island and Providence Plantations
Two Capitol Hill, Providence, RI 02903

Owners:

Warwick Hotel Associates

By: Its Corporate General Partner, Amalgamated Development II, Inc.,

 **By: Its President, Alfred Carpiionato** Date: 2/17/16

State of Rhode Island

County of Providence

In Johnston on the 17th day of February, 2016, before me personally appeared Alfred Carpiionato, President of Amalgamated Development II, Inc., General Partner of Warwick Hotel Associates, to me known and known by me to be the person executing this Application and he acknowledges said Application by him to be his free act and deed and the free act and deed of Amalgamated Development II, Inc. and Warwick Hotel Associates.

Signature: Seanna M. Silva

Printed Name: Seanna M. Silva

My Commission expires on: 7/23/2018

Warwick Hotel Associates IV, LLC

By: Alfred Carpionato, Member

Date: 2/17/16

State of Rhode Island

County of Providence

In Johnston on the 17th day of February, 2016, before me personally appeared Alfred Carpionato, Member of Warwick Hotel Associates IV, LLC, to me known and known by me to be the person executing this Application and he acknowledges said Application by him to be his free act and deed and the free act and deed of Warwick Hotel Associates IV, LLC.

Signature: Seanna M. Silva

Printed Name: Seanna M. Silva

My Commission expires on: 7/23/2018

State of Rhode Island and Providence Plantations

By: Frederick W. Stolle

Date: 2/17/16

Title: DOA legal

State of Rhode Island

County of Providence

In Providence on the 17th day of February, 2016, before me personally appeared Frederick W. Stolle, to me known and known by me to be the person(s) executing this Application and he/she/they acknowledge said Application by him/her/their to be his/her/their free act and deed.

Signature: Ann Marie L. Young

Printed Name: Ann Marie L. Young

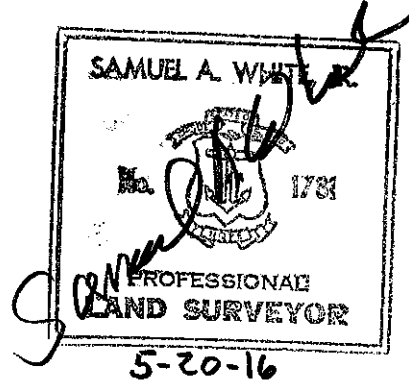
My Commission expires on: 3/15/17

PROPOSED ZONE DESCRIPTION

**For: Land now or formerly of
 The State Of Rhode Island And
 Providence Plantations**

To Be Conveyed To: Warwick Hotel Associates II, LP

**IN ACCORDANCE WITH
 THE CITY OF WARWICK
 ZONE CHANGE REQUIREMENTS**



That certain tract or parcel of land with all buildings and improvements thereon situated westerly of Route 5 (Greenwich Avenue) in the City of Warwick, County of Kent, and State of Rhode Island is herein bounded and described;

Beginning at the most northwesterly corner of the herein described parcel, said corner being located at station 31+30.00 right forty five and 00/100 (45.00') feet as shown on Freeway Plat 1238;

Thence proceeding north 76° 11' 50" east along said Freeway Line a distance of three hundred sixty one and 98/100 (361.98') feet to a point opposite station 15+25.25 right sixty seven and 32/100 (67.32') feet as shown on Freeway Plat 2628;

Thence proceeding north 81° 54' 54" east along said Freeway Plat a distance of four hundred ninety six and 23/100 (496.23') feet to a point, said point being located opposite station 20+21.05 right eighty eight and 03/100 (88.03') feet as shown on Freeway Plat 2628;

Thence proceeding south 53° 48' 44" east along said Freeway Line a distance of seventy three and 62/100 (73.62') feet to a point, said point being located at station 20+71.63 right one hundred forty one and 40/100 (141.40') feet as shown on plat 2628;

Thence proceeding south 53° 48' 44" east along the Freeway Line a distance of eighty one and 84/100 (81.84') to a point, said point being located at station 97+75.30 right sixty two and 38/100 (62.38') feet as shown on plat 2628;

Thence proceeding along the Freeway Line along the arc of a curve in a clockwise direction with a radius of nine hundred seventy six and 00/100 (976.00') feet and a delta angle of 08° 04' 43" a distance of one hundred thirty seven and 61/100 (137.61') feet to a point, said point being located at station 99+16.47 right fifty two and 00/100 (52.00') feet as shown on said plat 2628;



Thence proceeding south $03^{\circ}06'06''$ east along the Freeway Line a distance of one hundred forty nine and $37/100$ (149.37') feet to a point, said point being located at station $100+69.58$ right fifty three and $33/100$ (53.33') feet as shown on said plat 2628;

Thence proceeding south $02^{\circ}06'49''$ east along the State Highway Line a distance of forty seven and $58/100$ (47.58') feet to a point, said point being located at station $101+18.22$ right fifty and $85/100$ (50.85') feet as shown on plat 2628;

Thence proceeding along the State Highway Line along the arc of a curve in a clockwise direction with a radius of one thousand four hundred fifty four and $00/100$ (1454.00') feet and a delta angle of $10^{\circ}09'56''$ a distance of two hundred fifty seven and $97/100$ (257.97') feet to a point, said point being located at station $103+81.67$ right forty six and $59/100$ (46.59') feet as shown on said plat 2628;

Thence proceeding south $08^{\circ}58'14''$ west along the State Highway Line a distance of one hundred seventy seven and $35/100$ (177.35') feet to a point, said point being located at station $105+59.95$ right forty five and $85/100$ (45.85') feet as shown on said plat 2628;

Thence proceeding north $22^{\circ}54'55''$ west along the Freeway Line a distance of one hundred seventy one and $49/100$ (171.49') feet to a point, said point being located at station $7+03.39$ right thirty five and $00/100$ (35.00') feet as shown on said plat 1238;

Thence proceeding north $51^{\circ}21'19''$ west along the Freeway Line a distance of two hundred three and $39/100$ (203.39') feet to a point, said point being located at station $9+06.78$ right thirty five and $00/100$ (35.00') feet as shown on said plat 1238;

Thence proceeding along the Freeway Line along the arc of a curve in a clockwise direction with a radius of three hundred ninety eight and $00/100$ (398.00') feet and a delta angle of $24^{\circ}37'04''$ a distance of one hundred seventy one and $01/100$ (171.01') feet to a point, said point being located at station $39+95.34$ right forty five and $00/100$ (45.00') feet as shown on said plat 1238;

Thence proceeding north $26^{\circ}44'15''$ west along the Freeway Line a distance of two hundred seventy eight and $68/100$ (278.68') feet to a point, said point being located at station $16+42.76$ right two hundred twelve and $04/00$ (212.04') feet as shown on said plat 1238;

Thence continuing north $26^{\circ}44'15''$ west along said freeway Line a distance of fourteen and $32/100$ (14.32') feet to a Rhode Island Highway Bound, opposite station $37+02.17$ as shown on said plat 1238;

Thence proceeding along the arc of a curve along the Freeway Line in a counter clock wise direction with a radius of one hundred twenty seven and $00/100$ (127.00') feet and a delta angle of $70^{\circ}39'58''$ a distance of one hundred fifty six and $64/100$ (156.64') feet to a Rhode Island Highway Bound, opposite station $34+90.76$ as shown on plat 1238;

Thence proceeding south $82^{\circ}35'47''$ west a along the Freeway Line a distance of three hundred sixty and $20/100$ (360.20') feet to the point and place of beginning;

The above-described parcel contains 276,153 square feet or 6.34 acres more or less.



ZONE:
A-10



GREENWICH AVENUE

EXISTING
ZONE:
A-15

ZONE:
A-7

QUINLAN CT.

OLD EAST AVENUE

EAST AVENUE

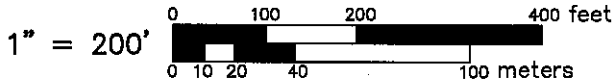
ZONE:
GB (R)

IRONWOOD CT.

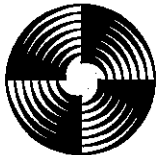
ZONE:
A-15

EXISTING
CROWN
PLAZA
HOTEL

ZONE:
O



1 OF 2



GAROFALO

GAROFALO & ASSOCIATES, INC.
85 CORLISS STREET \ P.O. BOX 6145
PROVIDENCE, RHODE ISLAND 02940

EXISTING CONDITIONS

LOCATED:
A.P. 265, LOT 18 & 21
GREENWICH AVENUE
WARWICK, RHODE ISLAND
PREPARED FOR:
WARWICK HOTEL ASSOCIATES

ZONE:
A-10



GREENWICH AVENUE

PROPOSED
ZONE:
GB (R)

ZONE:
A-7

QUINLAN CT.

OLD EAST AVENUE

EAST AVENUE

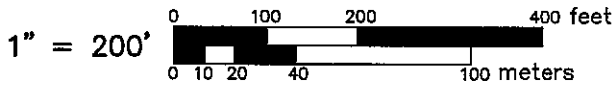
EXISTING
ZONE:
GB (R)

IRONWOOD CT.

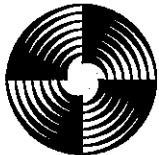
ZONE:
A-15

EXISTING
CROWN
PLAZA
HOTEL

ZONE:
O



2 OF 2



GAROFALO

GAROFALO & ASSOCIATES, INC.
85 CORLISS STREET \ P.O. BOX 6145
PROVIDENCE, RHODE ISLAND 02940

PROPOSED CONDITIONS

LOCATED:
A.P. 265, LOT 18 & 21
GREENWICH AVENUE
WARWICK, RHODE ISLAND
PREPARED FOR:
WARWICK HOTEL ASSOCIATES



CITY OF WARWICK

Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

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And the contiguous 33,000 square foot parcel 7
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Appendix

- **Site Photographs/Planning Board Power Point**
- **Site Plan/Planning Board Approved Master Plan**
- **Copy of PCO No. 0-79-7, dated February 21, 1979**
- **Responses from Boards and Commissions**

Warwick Hotel Associates

Crowne Plaza Site Development

The Applicant is proposing the construction of a 100 room expansion of the existing Crowne Plaza Hotel, for a total of 366 rooms, one (1) new free-standing 35,000 square foot medical facility for medical tourism use, and 86,000 square feet of related office/retail (mixed) use, located in two (2) additional free-standing buildings, totaling three (3) new free-standing buildings and a 100 room hotel expansion.

In 2014, the Rhode Island General Assembly passed the Access to Medical Technology Innovation Act, supporting medical tourism as an opportunity to create jobs and boost the economy in many segments--medical, hotels, restaurants and tourism. Qualified healthcare facilities must certify that more fifty percent (50%) of their patients reside outside of the State. This proposed development of a 35,000 sf medical facility is slated to be used for medical tourism, and is projected to create roughly 375 jobs, with 50 to 60 jobs at the facility and additional, indirect jobs in hospitality generated by traveling patients and caregivers, medical and support services not provided by the facility, local vendors that supply goods and services to their facility, employment generated by employees spending on goods and services, and other ripple effects as spending flows through the local economy. Based on the total development, this proposed mix of office, retail, medical office/medical tourism and hotel uses, is estimated to generate approximately 600 permanent full time and part time jobs, and an annual tax revenue of \$1,455,264.

William DePasquale, Jr., AICP
Planning Director

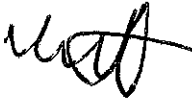


Scott Avedisian
Mayor

CITY OF WARWICK

Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: The Honorable Donna Travis, Council President
The Honorable Warwick City Council Members
Judy Wild, City Clerk 

FROM: William J. DePasquale, Jr., AICP, Planning Director

DATE: May 3, 2016

SUBJECT: **Amendments to the Uses, Limitations and Conditions
of existing Zone Change PCO No. 0-79-7, dated February 21,
1979**

APPLICANTS: Warwick Hotel Associates,
Warwick Hotel Associates IV, LLC

LOCATION: Greenwich Avenue (Route 5) and East Avenue (Route 113)

ASSESSOR'S PLAT: 265
ASSESSOR'S LOTS: 18 and 21, and to include an abutting 6.34+/- acre parcel located southwest of the intersection of Greenwich Avenue (Route 5) and East Avenue (Route 113), with no designated lot number, previously held by the State as part of the roadway right-of-way, Parcel A of Conveyance Plat 1238E and the 33,000sf contiguous parcel.

ZONING DISTRICTS: General Business (GB)(R), and Residential A-15
PROPOSED: General Business (GB)(R), with waivers

**WAIVERS
REQUESTED:** With waivers to be incorporated as integral to the zone change, and in consideration of the companion Zone Change request, herein:

- Less-than-required parking
- Shared parking and travel lanes
- Ancillary parking to be provided on an abutting lot
- More than one (1) actual use (mixed use) on a lot
- Less-than-required frontage landscaping.

Background

The Applicant is proposing development activities on the parcel to include the construction of a 100-room expansion of the existing hotel use, for a total of 366 rooms, one (1) new free-standing, 35,000 square-foot medical facility/office to be used for medical tourism, and 86,000 square feet of office/retail (mixed) use, with a prohibition on drive-thrus of any type, in two (2) additional buildings, for a total of 121,000 square feet of mixed use located in three (3) separate buildings, with an expansion of the existing hotel.

In the 37 years since the City Council approval of Zone Change PCO 0-79-7, dated February 21, 1979, on the 17.6 +/- acre parcel, Assessor's Plat 265, Assessor's Lot 18 (currently 18 and 21), which authorized a hotel use with 450 rooms, and two (2) free-standing buildings with a total of 120,000 square feet of office use, the Applicant has constructed a 266-room hotel building, the Crowne Plaza, and ancillary uses located within the building footprint.

The Applicant has recently acquired an abutting, additional 6.34+/- acre parcel that was a portion of the former Rhode Island Department of Transportation (RIDOT) right-of-way located southwest of the intersection of Greenwich Avenue (Route 5) and East Avenue (Route 113), for a total development area of 24+/- acres, and is proposing to modify the existing zone change PCO No. 0-79-7, dated February 21, 1979, to allow for a change in the overall development of the site.

On the 24+/- acre development parcel, the Applicant is proposing the construction of an addition of 100 hotel rooms, for a total of 366 rooms, (84 fewer less than the 450 rooms authorized by PCO No. 0-79-7), three (3) new free-standing buildings, (greater than the two (2) free-standing buildings authorized by PCO No.0-79-7), the addition of retail/mixed use, (office use authorized by PCO No. 0-79-9), and 121,000 square feet of office/retail (mixed) use, (120,000 square feet authorized by PCO No. 0-79-7).

	<u>City Council Approved</u> PCO 0-79-7, 2/21/1979	<u>Proposed</u>
	Land Area: 17.6+/- acres	Land Area: 24+/- acres
Number of hotel rooms	450 Rooms	366 Rooms
Number of additional building on site (excluding hotel)	2 Buildings, Office Use	3 Buildings, mixed Office/Retail Use
Total square footage of "Use"	120,000 square feet of office use	121,000 square feet of mixed, Office/Retail use (no drive thru)

In addition, the Applicant is requesting waivers, integral to the zone change, for less-than-required parking on two (2) of the three (3) newly created parcels, shared parking and travel lanes, ancillary parking to be provided on an abutting lot, more than one (1) actual use (mixed use, drive-thrus prohibited) on a lot, and less-than-required frontage landscaping.

For clarification of the request for less-than-required parking, the following information is provided. The development proposal provides in excess of the ***total parking spaces*** required for the combined uses on the entire development parcel. As calculated and provided by the Project Engineer, the total number of spaces required for the combined uses within the entire development parcel is 1,190, with a total number of parking spaces provided on the development parcel of 1,309; therefore, there is a total surplus of 119 spaces.

The Applicant is seeking parking relief due to the fact that the parking requirements are not satisfied within the confines of two (2) of three (3) newly proposed lot areas within the development parcel, (the newly reconfigured lot with the existing hotel, and the newly configured lot with the two (2) office/retail (mixed) use buildings), and that parking will be provided on abutting lots, via recorded, shared parking and access easement agreements. The proposed lot for the medical facility/medical tourism use will provide in excess of the parking spaces required for that use.

***Proposed Amendments to the Uses, Limitations and Conditions of
Zone Change PCO No. 0-79-7, dated February 21, 1979***

Zone Change PCO No. 0-79-7, dated February 21, 1979 on Assessor's Plat 265, Assessor's Lot 18 (currently Lots 18 and 21), allows for restricted uses on the parcel, and reads as follows (excerpted):

SECTION I: The zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from Residence A-15 to General Business.

*Lot No. 18 on Assessor's Plat No. 265
as said plat appeared in the Tax Assessor's
Office on December 31, 1977, from Residence A-15
to General Business.*

Subject to the following uses, limitations and conditions:

- 1. Uses of the property described herein shall be restricted as follows:*
 - a) Hotel uses in the principal structure which shall not exceed eight stories (76 feet) in height; and shall not contain more than 450 rooms.*
 - b) The total height of the structure containing the hotel and revolving roof-top restaurant shall not exceed one hundred ten (110') feet in height.*

- c) Retail uses ancillary and customarily related to hotel operations in an area not to exceed 30,000 square feet of floor space;
- d) Office uses in two (2) buildings adjacent to the principal hotel building and as part of the same complex shall be permitted; provided, however, each building containing office uses shall not exceed six (6) stories in height and 60,000 square feet of floor space.
- e) The subject property shall not contain a convention center, so called, in a separate structure.

.....

With the instant development proposal, the Applicant is requesting amendments to PCO 0-79-7, dated February 21, 1979, as follows:

SECTION I: The zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from Residence A-15 to General Business GB (R).

Lot No. 18, 21, and (undesignated lot, Parcel A of Conveyance Plat 1238E) on Assessor's Plat No. 265 as said plat appeared in the Tax Assessor's Office on ~~December 31, 1977~~, March 13, 2016, from General Business (R) and Residence A-15 to General Business (R), with waivers.

Uses of the property, described herein shall be restricted as follows:

(d) Office uses in ~~two (2) buildings~~ one (1) free-standing building fronting on East Avenue (Route 113) adjacent to the principal hotel building, and as part of the same complex, and mixed office/retail uses in two (2) free-standing buildings fronting on Greenwich Avenue (Route 5) as part of the same complex, shall be permitted; provided, however, ~~each building containing office uses that the three (3) free-standing buildings~~ shall not exceed six (6) stories in height and ~~60,000 square feet of floor space~~ a total of 121,000 square feet. Mixed Uses are allowed, provided the use is permitted by right in the Warwick Zoning Ordinance, TABLE 1. USE REGULATIONS, in a General Business (GB) zone under Section 300. Office Uses and Section 500. Retail Uses, with the exception of 503. Fast Food and drive-through facilities of any type, which shall be strictly prohibited. All proposed uses with a parking requirement greater than one (1) space per 200 square feet of gross floor area (1/200), shall require Plan Review by the Administrative Officer of the site parking plan for zoning conformance.

Planning Board Findings

The Planning Board found the proposed amendments to City Council PCO No. 0-79-7, dated February 21, 1979, to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and,

1. Generally consistent with the City of Warwick, Comprehensive Plan 2033, which finds that land development in the future will increasingly involve redevelopment of previously used sites, and finds "moderate" traffic volume along this section of Greenwich Avenue (Route 5) compared to other major arterials. Over 70 percent of Comprehensive Plan survey respondents indicated that local job growth was one of the most important issues in the City. The Comprehensive Plan indicates strong industry growth opportunities for Warwick in tourism and ambulatory healthcare services. Industry growth is being driven by a shift in health care services from hospital to outpatient settings, and the aging of the population. To this end the instant proposal is in harmony with the intent of the Comprehensive Plan to diversify land use into high growth market sectors as a way to improve employment and income opportunities within the City.
2. That Chapter 12 of the Comprehensive Plan, the Future Land Use, Zoning and Urban Design element, states as a Goal, that Warwick has sufficient diversity of land uses to support a strong and stable tax base, and to continue to balance land uses, particularly between regional retail and non-retail commercial uses.
3. That Chapter 8 of the Comprehensive Plan, the Economic Development element, lists the following Goals:
 - Attract and retain business in key existing and emerging economic base industries.
 - Increase access to high quality employment opportunities for Warwick residents.
4. That City Council PCO No. 0-98-23, dated June 19, 1998, allows ancillary parking for Assessor's Plat 265, Assessor's Lots 18, 21, and 22 (now Assessor's Lots 18 and 21) on the abutting parcel, Assessor's Plat 257, Assessor's Lots 10 and 13.
5. That, with the purchase of the abutting parcel (the undesignated lot, Parcel of Conveyance Plat 1238E and the 33,000 sf contiguous parcel), the Applicant has increased the size of the development area over 30 percent, from 17.6 acres to 24+/- acres.
6. That the undesignated lot area, as a former part of the State roadway right-of-way, maintains no land use designation within the Future Land Use Map (FLUM) contained within the Comprehensive Plan. To this end, the rezoning of this area to General Business, as a component of the development proposal, is compatible

with the intent of the Comprehensive Plan, FLUM, as the undesignated lot shall carry the abutting, existing areas' designation on the FLUM, as a commercial use.

7. That the proposed development has increased the amount of building square footage by less than (1) percent from the original approval, while adding approximately 6.34+/- acres of property to the development approved by City Council PCO No. 0-79-7.

Planning Board Recommendation

The Planning Board recommends a favorable action to the Warwick City Council for the requested amendments to PCO No. 0-79-7, dated February 21, 1979, to include the following changes: **three (3) free-standing buildings allowed, with a total square footage of 121,000 square feet of medical office and, "by right" office/retail mixed uses, with the exception of Fast Food and drive-through uses of any type which shall be strictly prohibited, the project requiring waivers for less-than-required parking, shared parking and travel lanes, ancillary parking to be provided on an abutting lot, more than one (1) actual use (mixed use) on a lot, and less-than-required frontage landscaping, with the following stipulations:**

1. That the Applicant shall merge the abutting "undesignated parcel," (Parcel A of Conveyance Plat 1238E, and 33,000sf of a contiguous parcel) located southwest of the intersection of East Avenue (Route 113) and Greenwich Avenue (Route 5), and formerly held by the State of Rhode Island as part of the roadway right-of-way, into a new lot within the development area, as part of the Land Development Project/Master Plan reviewed and approved by the Planning Board, and in conformance with the City's Development Review Regulations.
2. That, the 6.34+/- acre "undesignated parcel", the 5.58+/- acre Parcel A of Conveyance Plat 1238E and 33,000sf of a contiguous parcel, shall be included in the provisions of zone change PCO No. 0-79-7, as amended.
3. That a complete, updated parking plan with parking calculations for all uses and buildings on abutting parcel AP 257, ALs. 10 and 13 shall be submitted to the Administrative Officer to the Planning Board, and to the City Council to be included as part of the record for the zone change amendment. This plan shall clearly indicate the area of parking designated for the existing hotel use on abutting lot, Assessor's Plat 265, Assessor's Lot 21.
4. That the Applicant shall record access and parking easements for the development.
5. That the Administrative Officer to the Planning Board shall be authorized to make minor revisions and insignificant edits as necessary before submission to the City Council.



CITY OF WARWICK
Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: The Honorable Donna Travis, Council President
The Honorable Warwick City Council Members
Judy Wild, City Clerk *[Signature]*

FROM: William J. DePasquale, Jr., AICP, Planning Director

DATE: May 3, 2016

SUBJECT: Recommendation to the City Council for a zone change from Residential A-15 to General Business (R), on the 6.34+/- acre undesignated parcel formerly owned by the State of Rhode Island, and comprised of Parcel A of Conveyance Plat 1238E (5.58+/- acres), and 33,000 sf of the contiguous parcel.

APPLICANTS: Warwick Hotel Associates.
Warwick Hotel Associates IV, LLC
State of Rhode Island and Providence Plantations

LOCATION: Southwest corner of the intersection of Greenwich Avenue (Route 5) and East Avenue (Route 113)

ASSESSOR'S PLAT: 265
ASSESSOR'S LOT: A 5.58 +/- acre parcel located southwest of the intersection of Greenwich Avenue (Route 5) and East Avenue (Route 113), with no designated lot number, previously held by the State as part of the roadway right-of-way, Parcel A of Conveyance Plat 1238E, and the 33,000 sf of a contiguous parcel, that abuts Assessor's Plat 265, Assessor's Lot 18.

ZONING DISTRICT: Residential A-15
PROPOSED: General Business (R), to be included in the provisions of PCO No. 0-79-7, as amended.

WAIVERS REQUESTED: With the following waivers to be incorporated as integral to the zone change:

- Less-than-required parking
- Shared parking and travel lanes
- Ancillary parking to be provided on an abutting lot
- More than one (1) actual use (mixed use) on a lot
- Less-than-required frontage landscaping

Background

The Applicant is requesting City Council approval for a zone change on Assessor's Plat 265, for a 6.34+/- acre portion of land located in the southwest corner of the intersection of East Avenue (Route 113) and Greenwich Avenue (Route 5), formerly held by the State of Rhode Island as part of the roadway right-of-way, with no designated lot number, from Residential A-15 to General Business (R).

In combination with the abutting lots, Assessor's Plat 265, Assessor's Lots 18 and 21, which are zoned General Business (R), this area is proposed to be incorporated into the development parcel to support a total development project at the Crowne Plaza site of a 100-room hotel expansion, a 35,000 square-foot medical facility/medical tourism use, and 86,000 square feet of office/retail (mixed) uses. The area in consideration fronts on both Greenwich Avenue (Route 5) and East Avenue (Route 113), and is comprised of approximately 6.34+/- acres.

Planning Board Findings

The Planning Board found this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and,

1. Generally consistent with the City of Warwick Comprehensive Plan 2033, which finds that land development in the future will increasingly involve redevelopment of previously used sites, and finds "moderate" traffic volume along this section of Greenwich Avenue (Route 5) compared to other major arterials. Over 70 percent of Comprehensive Plan survey respondents indicated that local job growth was one of the most important issues in the City. The Comprehensive Plan indicates strong industry growth opportunities for Warwick in tourism and ambulatory healthcare services. Industry growth is being driven by a shift in health care services from hospital to outpatient settings, and the aging of the population. To this end, the instant proposal is in harmony with the intent of the Comprehensive Plan to diversify land use into high-growth market sectors as a way to improve employment and income opportunities in the City.
2. That Chapter 12 of the Comprehensive Plan, the Future Land Use, Zoning and Urban Design element, states as a Goal, that Warwick has sufficient diversity of land uses to support a strong and stable tax base, and to continue to balance land uses, particularly between regional retail and non-retail commercial uses.
3. That Chapter 8 of the Comprehensive Plan, the Economic Development element, lists the following Goals:
 - Attract and retain business in key existing and emerging economic base industries.

- Increase access to high quality employment opportunities for Warwick residents.
4. That the 6.34+/- acre “undesigned lot” area, Parcel A of Conveyance Plat 1238E and a 33,000sf contiguous parcel, as a former part of the State roadway right-of-way, maintains no designation within the Future Land Use Map (FLUM) of the City’s Comprehensive Plan. To this end, the rezoning of this undesigned lot to General Business along with a change in the Future Land Use Map (FLUM) to “commercial” from “undesigned” to match the neighboring development will improve compatibility with the intent and purpose of the City of Warwick Comprehensive Plan and FLUM.
 5. That City Council PCO No. 0-98-23, dated June 19, 1998, allows ancillary parking for Assessor’s Plat 265, Assessor’s Lots 18, 21, and 22 (now Assessor’s Lots 18 and 21) on the abutting parcel, Assessor’s Plat 257, Assessor’s Lots 10 and 13.
 6. That the development proposal provides in excess of the *total parking spaces* required for the combined uses on the development parcel. As calculated and provided by the Project Engineer, the total number of spaces required for the combined uses within the entire development parcel is 1,190, with a total number of parking spaces provided on the entire development parcel of 1,309; therefore, there is a total surplus of 119 spaces.
 7. That the Applicant is seeking parking relief due to the fact that the parking requirements are not satisfied within the confines of two (2) of three (3) newly proposed lot areas, (the newly reconfigured lot with the existing hotel, and the newly configured lot with the two (2) office/retail (mixed) use buildings), and that parking will be provided on abutting lots, via recorded, shared parking and access agreements. The proposed lot for the medical facility/medical tourism use will provide in excess of the parking spaces required for that use.
 8. That the following municipal Department Heads and City Commissions have reviewed the proposal and have no objections or stipulations: the Police Chief, the Fire Chief, Tax Assessor, Conservation Commission, Harbor Commission, Cemetery Commission, Warwick Sewer Authority, and Historic District Commission.

The Planning Department also finds the proposed zoning amendment to be generally 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 need to shape and balance urban and suburban development;
- G.) 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.
- 103.12 Provide for coordination of land uses with contiguous municipalities, other municipalities, the State, and other agencies.

Planning Board Recommendation

The Planning Board recommends a favorable recommendation to the Warwick City Council for the requested zone change on Parcel A of Conveyance Plat 1238E (the undesignated lot) from Residential A-15 to General Business (R), and for Parcel A of Conveyance Plat 1238E (the undesignated lot) to be incorporated within the provisions of City Council zone change, PCO 0-79-7, as amended, and with the following waivers: dimensional relief for less-than-required parking, ancillary parking provided on abutting lots, shared parking and driveways, and less-than-required landscaping along the frontage of East Avenue (Route 113), a Special Use Permit for Section 304.5. More than one nonresidential use or building on a lot, and with mixed-use to be allowed provided the use is permitted **by right** in the Warwick Zoning Ordinance, TABLE 1. USE REGULATIONS, in a General Business (GB) zone under Section 300. Office Uses and Section 500. Retail Uses, with the **exception** of 503. Fast Food and drive-through facilities of any type, which shall be **strictly prohibited**. All proposed uses with a parking requirement greater than one (1) space per 200 square feet of gross floor area (1/200), shall require Plan Review by the Administrative Officer of the site parking plan for zoning conformance, with the following stipulations:

1. That the Applicant shall merge the abutting "undesignated parcel," (Parcel A of Conveyance Plat 1238E) located southwest of the intersection of East Avenue (Route 113) and Greenwich Avenue (Route 5), and formerly held by the State of Rhode Island as part of the roadway right-of-way, into a new lot within the development area, as part of the Land Development Project/Master Plan reviewed and approved by the Planning Board, and in conformance with the City's Development Review Regulations.

2. That the 6.34+/- acre "undesignated parcel" shall be included in the provisions of zone change PCO No. 0-79-7, as amended.
3. That a complete, updated parking plan with parking calculations for all uses and buildings on abutting parcel AP 257, ALs. 10 and 13 shall be submitted to the Administrative Officer to the Planning Board, and to the City Council to be included as part of the record for the zone change amendment. This plan shall clearly indicate the area of parking designated for the existing hotel use on abutting lot, Assessor's Plat 265, Assessor's Lot 21.
4. That the Applicant shall record access and parking easements for the development.
5. That the Administrative Officer to the Planning Board shall be authorized to make minor revisions and insignificant edits as necessary before submission to the City Council.



PUBLIC INFORMATIONAL MEETING
MAJOR LAND DEVELOPMENT/SUBDIVISION
CROWNE PLAZA HOTEL EXPANSION

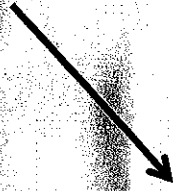
ASSESSOR'S PLAT 265, ASSESSOR'S LOTS 18 & 21



North

Crowne Plaza Hotel

Former State Land



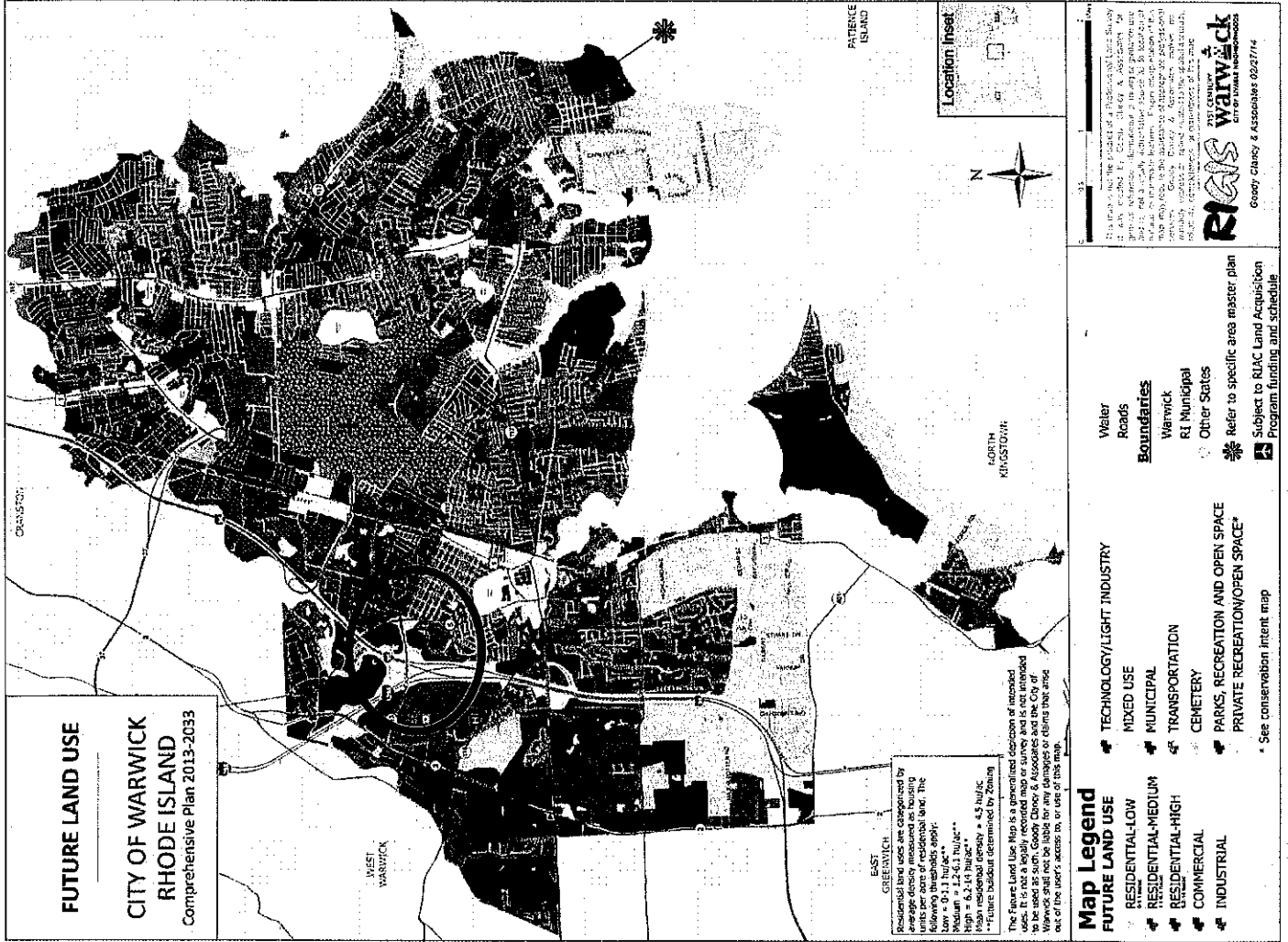
1. The subject parcel fronts on Greenwich Avenue and East Avenue, is zoned General Business, consists of AP 265, AIs. 18 and 21, and an abutting parcel located southwest of the intersection of Greenwich Ave and East Ave, formerly held by the State of Rhode Island, and zoned Residential A-15.



Grassed area,
Approximately 6.34 acres

2. The undesignated lot area was formerly part of the State roadway right-of-way, and maintains no future land use designation on the City's Comprehensive Plan, Future Land Use Map.

FUTURE AND USE MAP



FUTURE LAND USE

**CITY OF WARWICK
RHODE ISLAND**
Comprehensive Plan 2013-2033

Residential base uses are categorized by density and are measured in units per acre of residential land. The following thresholds apply:
 Low = 0-1.1 units/acre**
 Medium = 1.2-4.9 units/acre**
 High = 5.0-14.9 units/acre**
 *Future buildout determined by Zoning

The Future Land Use Plan is a generalized depiction of intended uses. It is not a legally recorded map or survey and is not intended to be used as such. Geary, Clancy & Associates and the City of Warwick shall not be liable for any damages or claims that arise out of the user's reliance on, or use of, this map.

Map Legend

- RESIDENTIAL-LOW
- RESIDENTIAL-MEDIUM
- RESIDENTIAL-HIGH
- COMMERCIAL
- INDUSTRIAL

- TECHNOLOGY/LIGHT INDUSTRY
- MIXED USE
- MUNICIPAL
- TRANSPORTATION
- CEMETERY
- PARKS, RECREATION AND OPEN SPACE
- PRIVATE RECREATION/OPEN SPACE*

* See conservation intent map

- Water
- Roads
- Boundaries
- Warwick
- RI Municipal
- Other States

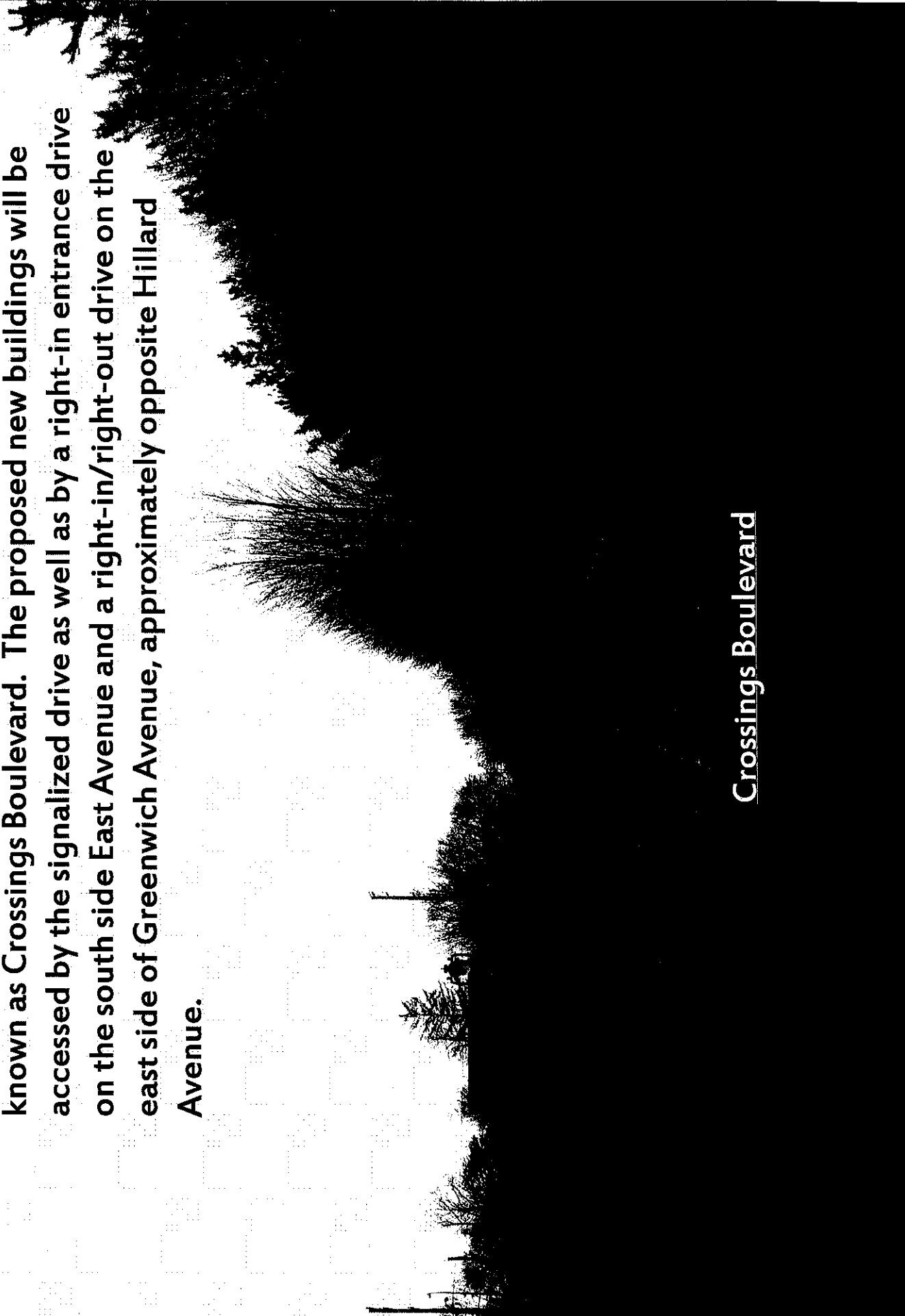
Refer to specific area master plan
 Subject to RIAC Land Acquisition
 Program funding and schedule

This map is not the product of a Professional Land Survey. It was created by Geary, Clancy & Associates, Inc. for the City of Warwick, Rhode Island. It is not a legally recorded map or survey and is not intended to be used as such. Geary, Clancy & Associates and the City of Warwick shall not be liable for any damages or claims that arise out of the user's reliance on, or use of, this map.

RIGGS
 JUST CONCEPTS
warwick
 Environmental Professionals
 Geary, Clancy & Associates 0227/74

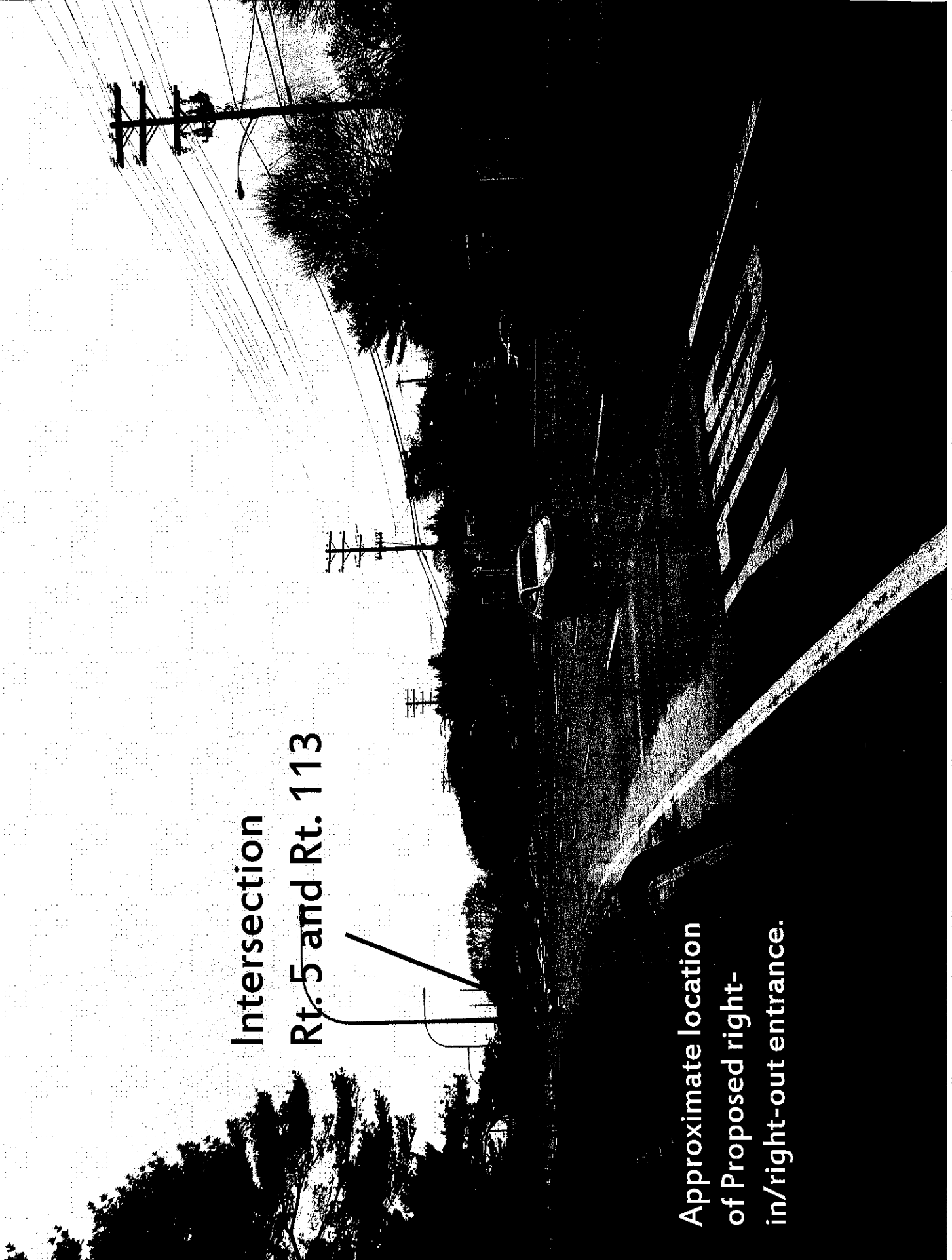
6. That the parcel is currently accessed by one (1) full-service, signalized drive, known as Crossings Boulevard. The proposed new buildings will be accessed by the signalized drive as well as by a right-in entrance drive on the south side East Avenue and a right-in/right-out drive on the east side of Greenwich Avenue, approximately opposite Hillard Avenue.

Crossings Boulevard



**Intersection
Rt. 5 and Rt. 113**

**Approximate location
of Proposed right-
in/right-out entrance.**



11/2/79 ZBR Petition #4506, and
02/21/79 PCO No. 0-79-07, GB (R)

- Hotel use not to exceed 8 stories (76') and shall not contain more than 450 rooms.*

- The total height of the structure

- (including roof top restaurant) shall not exceed 110'

- Retail uses ancillary and customarily related to hotel operations not to exceed 30,000sf of floor space.

- Office uses in two (2) building adjacent to the principal hotel shall not exceed 6 stories and 120,000sf.

No convention center.

7/22/81 PCO No. 0-81-27

If unable to attain financing by 12/31/84 shall revert to A-15

6/28/94 Letter from Building Official (James Marcello)

that Limited Business (zoning in '78) allowed surgical clinics.

6/30/94 Letter from City Solicitor (Tim More) with opinion that

surgical clinic allowed without approval of City Council

6/19/98 PCO No. 0-98-23, for abutting AP 257, AL 10 and 13,

authorizing ancillary parking for AP 265, ALs 18, 21, 22.

10/6/04 ZBR, Petition #9039, allowing parking of recreational

vehicles on 18 and 21 no more than 25 days per year. (18 acres +/-).

7/25/06 ZBR, Petition #9261, for hotel addition.

This was not constructed. Relief was for less than required side yard setback.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF WARWICK, ALFRED CARPIONATO, PETITIONER.

all amendments dated 7/22/8

Approved: Joseph W. Walsh Mayor
7-21-79

Be it ordained by the City of Warwick:

SECTION I: The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from Residence A-15 to General Business.

Lot No. 18 on Assessor's Plat No. 265 as said plat appeared in the Tax Assessor's Office on December 31, 1977, from Residence A-15 to General Business.

Subject, to the following uses, limitations and conditions:

1. Uses of the property described herein shall be restricted as follows:

(a) Hotel uses in the principal structure which shall not exceed eight stories (76 feet) in height; and shall not contain more than 450 rooms.

(b) The total height of the structure containing the hotel and revolving roof-top restaurant shall not exceed one hundred ten (110') feet in height.

(c) Retail uses ancillary and customarily related to hotel operations in an area not to exceed 30,000 square feet of floor space;

(d) Office uses in two (2) buildings adjacent to the principal hotel building and as part of the same complex shall be permitted; provided, however, each building containing office uses shall not exceed six stories in height and 60,000 square feet of floor space.

(e) The subject property shall not contain a convention center, so called, in a separate structure.

2. There shall be no vehicular ingress or egress from or to Old East Avenue, so called, except emergency ingress and egress for police, fire, rescue and other emergency vehicles.

ten (10') feet.

4. The design of the hotel shall be in substantial compliance with the conceptual model presented to the City Council at the public hearings on January 15 and 22, 1979.

5. If required by Rhode Island law, approval must be obtained by the petitioner from the Department of Environmental Management. If not required, petitioner must furnish a letter to the Building Inspector from said Department of Environmental Management to that effect.

6. In the event petitioner is unable to obtain financing for phase I for the proposed project no later than December 31, 1981, petitioner shall file a petition, at its expense, to return the zoning classification of the subject property to its former Residential A-15 classification.

SECTION II: The Clerk of the Zoning Board of Review is

hereby authorized and directed to cause said changes to be made on the Zoning Map and the Record Book of Lot Classifications.

SECTION III: This Ordinance shall take effect after passage and publication as prescribed by law.



Garofalo & Associates, Inc.

Civil & Structural Engineers

Surveyors ♦ Land Planners

Environmental Scientists

Landscape Architects

**200' LIST OF ABUTTER'S
Greenwich Avenue
Warwick, Rhode Island
Project No. 5539.15**

Date of Research: May 16, 2016

Plat 265

<u>Plat</u>	<u>Lot</u>	<u>Owner / Name/ Address*</u>
265	03	John R. Paquette 819 Greenwich Ave. Warwick, RI 02886
265	04	Maisie M. Raftery 829 Greenwich Ave. Warwick, RI 02886
265	06	Diane C. Latham 4 Quinlan Ct Warwick, RI 02886
265	07	Edward L. and Rita F. Higgins 12 Quinlan Ct. Warwick, RI 02886
265	09	Raymond and Diane Aunchman 72 Massasoit Drive Warwick, RI 02888
265	18	Warwick Hotel Associates IV, LLC 1414 Atwood Ave. Johnston, RI 02919
265	21	Warwick Hotel Associates 1414 Atwood Ave. Johnston, RI 02919

Plat 266

<u>Plat</u>	<u>Lot</u>	<u>Owner / Name/ Address*</u>
266	69	Colbea Enterprises, LLC. 2050 Plainfield Pike. Cranston, RI 02921
266	142	Lloyd E. and Annie Johnson 412 Chapman Ave. Warwick, RI 02886
266	143	Mitchell A. and Wendy H. Feinstein 420 Chapmans Ave. Warwick, RI 02886
266	144	Edward L. Babine, Trustee And Edward L. Babine Irrevoc Trust 405 Hillard Ave. Warwick, RI 02886



266	146	Keith A. and Glenna M. Cloutier 31 Cobblestone Terrace Coventry, RI 02816
266	209	Richard Bamford 388 Hillard Ave. Warwick, RI 02886
266	210	Leo W. and Mary L. Meunier 391 Greenwood Ave. Warwick, RI 02886
266	211	Brenda Dowding 398 Hillard Ave. Warwick, RI 02886
266	212	Yokasata Suero 100 Greenwich Ave. Warwick, RI 02886
266	214	Sang Le 766 Greenwich Ave. Warwick, RI 02886
266	215	David P. Monti and Virginia Magnan 399 Greenwood Ave. Warwick, RI 02886
266	280, 282, and 348	Urquhart R E Mort., Inc 812 Greenwich Ave. Warwick, RI 02886
266	281	Edward L. Murphy 812 Greenwich Ave. Warwick, RI 02886
266	349	Edward L. Murphy 792 Greenwich Ave. Warwick, RI 02886
266	613	Parvez A. Siddiqui 734 Greenwich Ave. Warwick, RI 02886

Plat 271

<u>Plat</u>	<u>Lot</u>	<u>Owner / Name/ Address*</u>
271	01	Five-One Thirteen, LLC. 1414 Atwood Ave. Johnston, RI 02919

* Mailing addresses obtained from the City of Warwick Tax Assessor's 2016 Tax Rolls.

5539-15-2016-05-16-zone-abutters.doc



William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK

Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

Department Director's Review

TO: David Picozzi, Department of Public Works ✓
Al DeCorte, Building Official ✓
Dan O'Rourke, Water ✓
Janine Burke-Wells, Sewer ✓
David Olson, Tax Collector ✓
Chris Celeste, Tax Assessor ✓
Chief McLaughlin, Fire Department ✓
Colonel McCartney ✓
Warwick Land Trust ✓
Warwick Cemetery Commission ✓
Warwick Historic District Commission ✓
Conservation Commission ✓

FROM: Trish Reynolds, Senior Planner
Planning Department

DATE: March 14, 2016

SUBJECT: Zone Change, Parcel of land formerly owned by the State
Intersection of East Avenue and Greenwich Avenue
Crowne Plaza Hotel

APPLICANT:
Warwick Hotel Associates

PROPOSED ZONE CHANGE:
From Residential A-15 to General Business
Attached you will find a sketch of area subject to the proposed
Zone Change.

DAVID PICOZZI
DIRECTOR OF PUBLIC WORKS



SCOTT AVEDISIAN
MAYOR

CITY OF WARWICK
DEPARTMENT OF PUBLIC WORKS
925 SANDY LANE • WARWICK, RHODE ISLAND 02889
TEL (401) 738-2000 EXT 6500 • FAX (401) 732-5208
T.D.D. (401) 739-9150

TO: Trish Reynolds, Senior Planner
FROM: Eric Hindinger - DPW Engineering
DATE: 04 March 2016
RE: The Laser spine Institute at the Crowne Plaza (WDPW No. 16-014)
801 Greenwich Avenue
Soil Erosion and Sediment Control Permit
AP 265 / Lots 18, 21 & land formerly owned by the State

This office has reviewed the Master Plan submission for the referenced project and has the following comments:

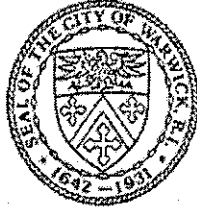
1. In the fall of 2014, site alterations were performed, including the removal of an existing detention basin and installation of a large asphalt parking area. Therefore, a new Stormwater Management plan for the entire site must be submitted for review. Existing conditions for the new design must revert back to pre-existing condition before the Hotel was constructed and the design must meet the requirements of the Rhode Island Stormwater Design and Installation Standards Manual, December 2010. Design Engineer must meet with the City of Warwick DPW Engineering Staff to review the proposed drainage system prior to submission to RI DEM and RI DOT.
2. The Operation and Maintenance Plan for the proposed Stormwater Management system must be included in the Preliminary submission to the Planning Department.
3. All state permits, including but not limited to RI DEM and RI DOT Physical Alteration Permit, must be obtained prior to Preliminary Plan submission.
4. A 24-inch outlet pipe that discharges to the RI DOT drainage system did not exist prior to the site improvements that were completed in the fall of 2014. This pipe may only be considered in the new design as a proposed outlet.
5. An analysis of the stormwater conveyance system is required.
6. All existing utilities must be shown on the site plans; including size, materials, locations and depths (invert elevations).

Please call me @ 401-738-2000 Ext. 6537 if you have any questions regarding this memorandum.

Note that these comments are from the Engineering Division of the Department of Public Works. Other City Departments may have comments referring to this submission. Please check with the necessary agencies to ensure that all required elements have been satisfied prior to proceeding further. The DPW reserves the right to revise or revoke our comments or opinions in the event that subsequent examination reveals any data indicated on any plan, form, sketch, etc. to be incorrect or additional information is introduced that necessitates revisions.

CC: David Picozzi, Director of Public Works
Eric Earls, City Engineer
William DePasquale, Planning Director
Trish Reynolds, Senior Planner

SCOTT AVEDISIAN
MAYOR




ALFRED T. DeCORTE
DIRECTOR & BUILDING OFFICIAL

CITY OF WARWICK
BUILDING DEPARTMENT

3275 POST ROAD • WARWICK, RHODE ISLAND • 02886-7152
Tel (401) 738-2000 (EXT. 6300 or 6314) • Fax (401) 732-5071

MEMORANDUM

To: Trish Reynolds, Senior Planner
Planning Dept. 

From: William D. Carosi, Plan Reviewer/Alternate Building Official
Building Department


Date: March 17, 2016

Subject: Review/Comments to Planning Board

Project: **The Laser Spine Institute, at the Crowne Plaza
Assessor's Plat 265, Lots 18, 21 and abutting area of land
Formerly owned by the State
Greenwich Avenue (Crowne Plaza site)**

Shall fully comply with all State and local codes and/or Ordinances.

MEMO

To: Trish Reynolds, Senior Planner
From: Daniel O'Rourke, Chief of Water Division 
Date: February 25, 2016
Re: Assessor's Plat 265, Lots 18, 21 and Abutting Land
(Crowne Plaza Site)

RECEIVED

FEB 26 2016

CITY OF WARWICK
PLANNING DEPARTMENT

We have reviewed the proposed plan and wish to state the following:

- A. Water is available to the proposed site through an existing water line servicing the Crowne Plaza Hotel and/or an existing distribution line on Greenwich Avenue.
- B. Please be advised that the existing service for the hotel is the last service at the end of the Warwick distribution system on Greenwich Avenue. Consideration should be given to additional line valve(s) on Greenwich Avenue to provide additional protection to the hotel in the event of a water break on Greenwich Avenue within proximity of the hotel.

If you have any questions, or need additional information, please contact me at extension 6604.

Cc: Brad Mellen- Water Division

Bob Denis- Water Division

Bob Cahir- Water Division

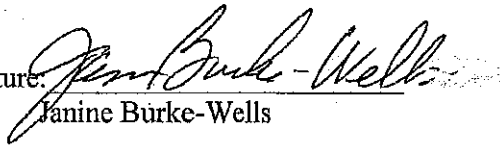
The Applicant is also seeking a recommendation to the City Council for a zone change for the parcel of land previously held by the State. As such, the land currently has the zoning designation of A-15, and the Applicant is proposing to zone the parcel General Business, with a waiver from more than one use on the lot. This area will be merged into Lot 18 in accordance with the City's Development Review Regulations.

COMMENTS: The Warwick Sewer Authority has no objection to the proposed zone change from residential to general business and has performed a preliminary review of the proposed development for Master Plan approval.

Date:

4/29/16

Signature:


Janine Burke-Wells



CITY OF WARWICK
OFFICE OF THE CITY CLERK
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL. (401) 738-2000, ext. 6214
FAX (401) 732-7640

SCOTT AVEDISIAN
MAYOR

JUDY WILD
CITY CLERK

TO:

David Olsen/Kyla Jones - Tax Collector
Eric Earls - DPW Engineering

Christopher Celeste - Tax Assessor
Dan O'Rourke - Water Division Chief

FROM: Judy Wild City Clerk

Date: June 15, 2016

Subject: Zone Change Application

Subject: Crowne Plaza Development

Name of Applicant: Warwick Hotel Associates
Warwick Hotel Associates IV, LLC
State of RI

Plat: 265
Lot: 18, 21
Address: 801 Greenwich Avenue

Please review and comment on the attached application and return to the Clerk's office no later than **June 17, 2016**. Your comments are required so that the City Council may consider this application on **July 18, 2016**. Should you have "no comment" on the attached plan, you are still required to sign off on this memo with a notation that your department does not have any concerns with the application.

Comments:

Date: 6/15/16

Director's signature: Kyla Jones

For use by Tax Assessor/Collector and Planning Director only (if applicable):

Assessed value of property: _____ Annual taxes: _____

Appraised value of property: _____

Department Director's Review

TO: David Picozzi, Department of Public Works
Al DeCorte, Building Official
Dan O'Rourke, Water
Janine Burke-Wells, Sewer
David Olson, Tax Collector
Chris Celeste, Tax Assessor
Chief McLaughlin, Fire Department
Colonel McCartney
Warwick Land Trust
Warwick Cemetery Commission
Warwick Historic District Commission
Conservation Commission

FROM: Trish Reynolds, Senior Planner
Planning Department

DATE: March 14, 2016

SUBJECT: Zone Change, Parcel of land formerly owned by the State
Intersection of East Avenue and Greenwich Avenue
Crowne Plaza Hotel

APPLICANT:
Warwick Hotel Associates

PROPOSED ZONE CHANGE:
From Residential A-15 to General Business
Attached you will find a sketch of area subject to the proposed
Zone Change.

The Applicant is proposing to construct a 100 room hotel expansion, and three (3) additional buildings: a 35,000sf medical facility, and two (2) buildings, totaling 86,000 sf, for mixed use development of office/retail. The proposal also includes site improvements consisting of parking, drainage and landscaping.

The site is comprised of a partially developed parcel located on Greenwich Avenue (Route 5), identified as Assessor's Plat 265, Lots 18 and 21, and an abutting parcel previously held by the State of Rhode Island. The development area includes a portion of the property associated with the Crowne Plaza Hotel.

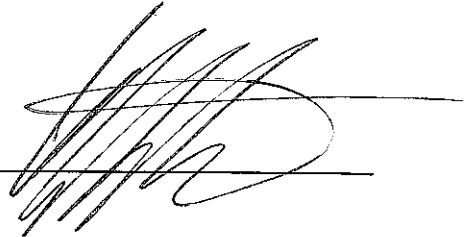
The Applicant is also seeking a recommendation to the City Council for a zone change for the parcel of land previously held by the State. As such, the land currently has the zoning designation of A-15, and the Applicant is proposing to zone the parcel General Business, with a waiver from more than one use on the lot. This area will be merged into Lot 18 in accordance with the City's Development Review Regulations.

NO COMMENTS FROM ASSESSOR

Date:

4-14-16

Signature:

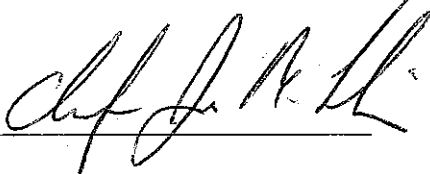


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Date: 3/14/16 Signature: 

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Reviewed & see no problems at this time.

Date:

3/14/2016

Signature:

Col. J.M. McIntyre

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Warwick Land Trust:

Date: 3-14-16

Signature:

Susan Cabeceiras

Warwick Cemetery Commission:

Date: 3-14-16

Signature:

Susan Cabeceiras

Conservation Commission:

Date: 3-14-16

Signature:

Susan Cabeceiras

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Date: 3/14/2014 Signature: 