

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, MIKENT, INC. PETITIONER

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 Residential (A-15) to General Business with restrictions, conditions and stipulations.

Lot 10 on Assessor's Plat 241 as said plat appeared in the Tax Assessor's office on December 31, 2016 is hereby changed from Residential (A-15) to General Business with the following restrictions, conditions and stipulations. The Lot is set forth in the legal description and on the map attached hereto as Exhibit A.

The change of zoning is subject to the following conditions, waivers and stipulations:

1. Relief from dimensional requirements for less than required building front setback from both Centerville Road(Route 117) and Bald Hill Road (Route 2 (no access), less than required interior landscape, less than required landscape buffer and less than required parking area setback from the roadway frontage is granted but only to the extent shown on the Plan submitted by Petitioner.
2. That all exterior lighting and signage shall be contained on site and designed to minimize negative impacts on neighboring properties; the site lighting shall be Dark Sky compliant, to the extent practicable.
3. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. LED advertising message boards are prohibited.

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- 4. That, due to site constraints, there shall be no drive-thru use allowed on this parcel.
- 5. That this recommendation for zone change is contingent upon an allowed General Business (GB) use which presents no impact on the early morning peak travel times on that section of Centerville Road (Route 117). If an otherwise allowed GB use is proposed that has hours of operation that include early morning peak travel times, then a revised traffic study shall be required to be submitted to the Administrative Officer and/or the Planning Board for review and approval of that use prior to any permitting. The Planning Department reserves the right in this position to require the traffic study at the Applicant's expense.

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 upon passage and publication as prescribed by law.

SPONSORED BY: COUNCILMAN GALLUCCI

COMMITTEE: LAND USE

**PETITION REQUESTING AN AMENDMENT TO THE ZONING
ORDINANCE OF THE CITY OF WARWICK**

To the Honorable City Council of Warwick:

Respectfully represent: Michael Kent

who furnishes the following information in connection with (his-her) request for an Amendment to the Zoning Law.

Amendment to the Zoning Law:

1. Ownership of Premises: MiKent Inc.
(Name)
39 Nooseneck Hill Road
(Address)
West Greenwich, RI 02817

(Furnish name of title owner of property and address of owner)

2. Description of Premises: Plat No. 241 Lot(s) No. 10
Street _____ Ward 8

1009 Centerville Road

(Furnish Assessor's Plat and Lot numbers and Name of Street and Ward Number)

3. Present Zoning Classification: Residential A-15

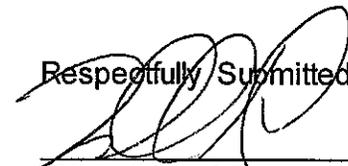
4. Zoning Change Requested General Business

5. Reasons for Proposed Change: We are proposing a restaurant
Facility in order to be consistent with the current
area.

WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing the Zoning Classification of the above described premises from Residential

A-15 to General Business

Respectfully Submitted,

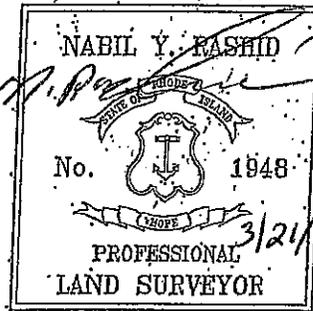


(Signature of Owner and Petitioner)

Michael Kent

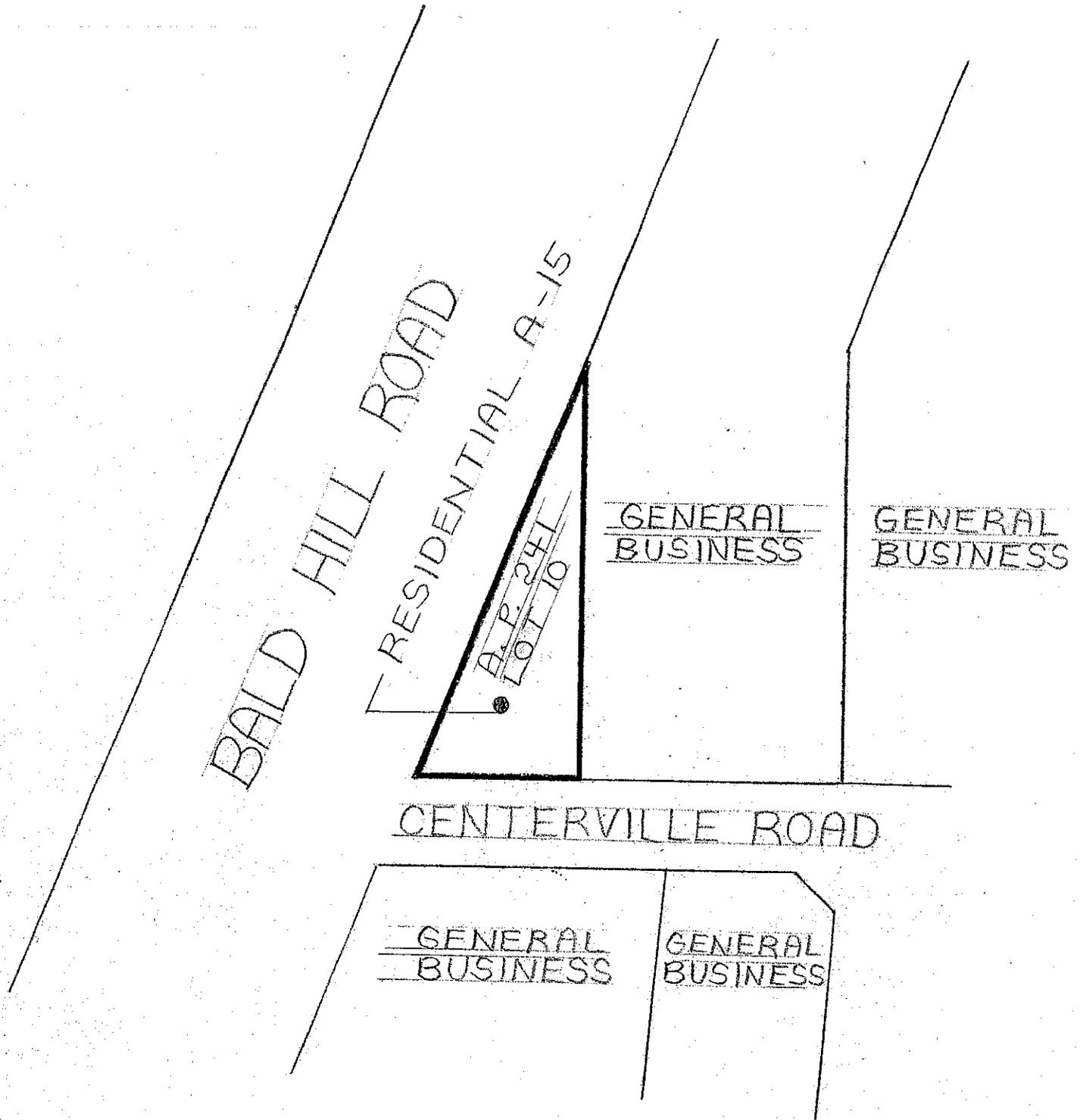
METES AND BOUNDS DESCRIPTION
1009 Centerville Rd.
Warwick, RI

Beginning at the intersecting point of the northerly line of Centerville Road and the easterly line of Bald Hill Road; thence running easterly bounding southerly on said Centerville Road a distance of one hundred sixteen and 09/100 (116.09) feet to land now or formerly of ARC CAFEHLD001 LLC; thence turning an interior angle of $90^{\circ}-33'-30''$ and running northerly bounding easterly on said ARC CAFEHLD001 LLC land a distance of two hundred ninety-two and 39/100 (292.39) feet to said Bald Hill Road; thence turning an interior angle of $21^{\circ}-34'-40''$ and running southerly bounding westerly on said Bald Hill Road a distance of three hundred fifteen and 64/100 (315.64) feet to said Centerville Road and the point and place of beginning. The last described course forming an interior angle of $67^{\circ}-51'-50''$ with the first described course. The above described parcel of land contains sixteen thousand nine hundred seventy-one and 00/100 (16,971) square feet of land.



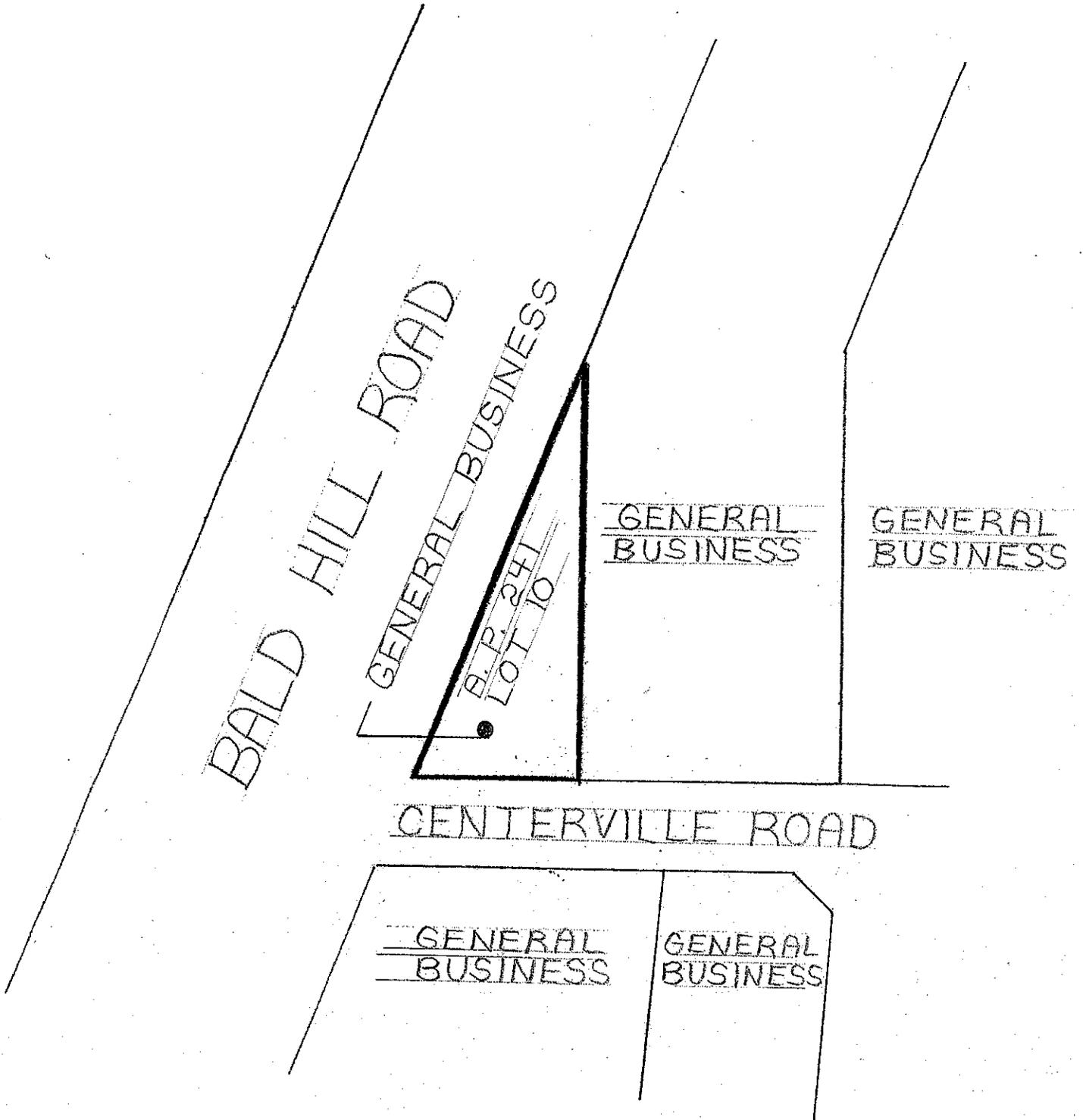
MICHAEL KENT
1009 CENTERVILLE ROAD
A. P. 241 LOT 10

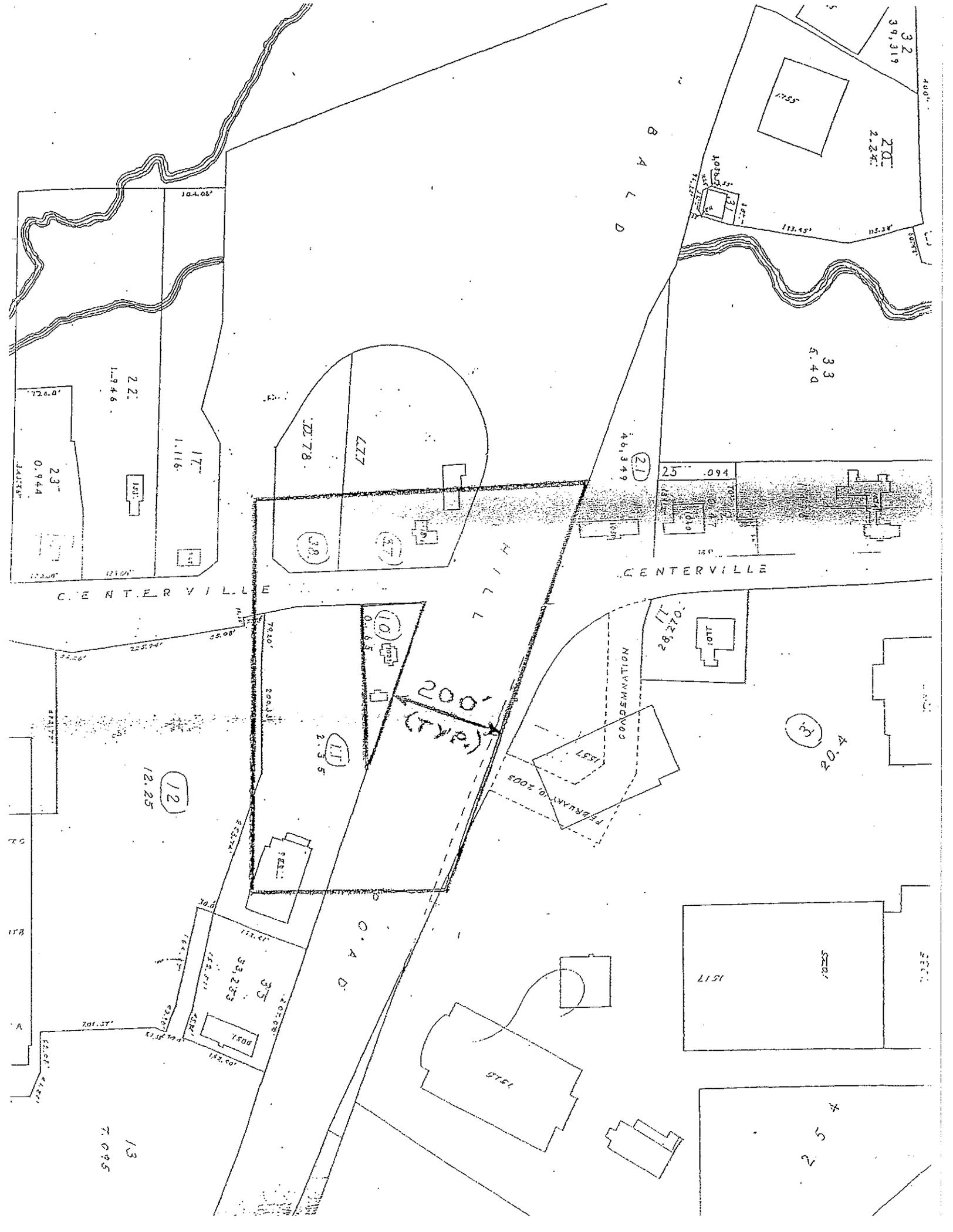
EXISTING ZONING



MICHAEL KENT
1009 CENTERVILLE ROAD
A. P. 241 LOT 10

PROPOSED ZONING





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39,319

20
2,224

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5,440

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(21)

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.094

CENTERVILLE

NOILWMSQV03

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CENTERVILLE

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MiKent Inc.
39 Nooseneck Hill Road
West Greenwich, RI 02817
Assessor's Plat 241 Lot Number 10
List of 200' Abutters- As of August 16, 2016

<u>Plat</u>	<u>Lot</u>	
241	11	ARC CAFEHLD001 LLC 106 York Rd. Jenkintown, PA 19046
241	12	Charter Warwick, LLC 570 Delaware Avenue Buffalo, NY 14202
241	21	Nanvan Properties, LLC 1050 Centerville Road Warwick, RI 02886
241	37	KRA Centerville Acquisition, LLC 251 Smith Street Providence, RI 02908
241	38	RDT Realty, LLC 28 Country Side Drive North Scituate, RI 02857
249	3	Car War, LLC c/o Capitol Automotive Reit 8270 Greensboro Dr. #950 Mclean, VA 22102

William DePasquale, Jr., AICP
Planning Director



MAR 9 2017
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
ZONE CHANGE

TO: Honorable Joseph Solomon, Council President
Warwick City Council Members
Judy Wild, City Clerk

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

DATE: March 9, 2017

SUBJECT: Planning Board Recommendation, Request for a Zone Change

APPLICANT: Michael Kent
LOCATION: 1009 Centerville Road (Route 117)
ASSESSOR'S PLAT: 241
ASSESSOR'S LOT: 10
ZONING DISTRICT: Residential A-15
PROPOSED ZONING: General Business, with waivers
PROPOSED WAIVERS:

- Less-than-required building front setback (Table 2A. Dimensional Regulations);
- Less-than-required interior landscape (Section 505.6A and B *Parking lot buffers*); and less than required landscape buffer
- Less-than-required parking area setback from the roadway frontage (Section 701.3)

BACKGROUND

The Applicant is requesting a zone change on Assessor's Plat 241, Assessor's Lot 10, from Residential A-15 to General Business (GB), with waivers for less than required building front setback from both Centerville Road (Route 117) and Bald Hill Road (Route 2 (no access)), less than required interior landscape and landscape buffer, and less than required parking area setback from the roadway frontage, to be integral to the zone change.

The Applicant is proposing to demolish an existing single-family dwelling and accessory structures to provide for the construction of a 2,596 square foot, 60 seat restaurant. The proposed development is sited on one (1) Assessor's Lot with an area of 16,971 square feet. Existing land uses in the immediate area of the parcel can be defined as generally commercial in nature, and include restaurant, fast food restaurant and retail uses. The site is located at the northerly side of Route 117 and abuts a large, existing shopping center, which has a signalized access.

FINDINGS OF THE BOARD

At the January 11, 2017 meeting of the Warwick Planning Board, this project received Master Plan Approval (copy attached)..

The Planning Board also found the proposed zoning amendment 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, (Comprehensive Plan) which finds that land development in the future will increasingly involve redevelopment of previously used sites.

Over 60 percent of City residents who responded to a Comprehensive Plan survey, indicated that improving the appearance of major roads and commercial corridors is "very important".

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 the Future Land Use Map (FLUM) as contained in the Comprehensive Plan 2033, shows this area as commercial uses.
4. That the City's Engineering Division, Sewer Authority, Water Division, Fire Department, Police Department, Tax Assessor, Conservation Commission, Historic District Commission, Cemetery Commission and Land Trust have reviewed the proposal and have no objection to the proposed zone change

The Planning Board also found this proposal to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

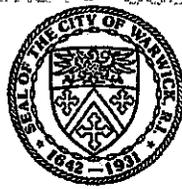
103.1 Promote the public health, safety and general welfare of the City.

- 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;
- 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.

PLANNING BOARD RECOMMENDATION

At the regularly scheduled meeting held on January 11, 2017, on a motion made by Ms. Stenhouse, and seconded by Mr. Catalano, the Planning Board voted eight (8) in favor, none opposed, to forward a favorable recommendation to the Warwick City Council for the requested zone change for the parcel, from Residential A-15 to General Business (GB), with waivers for less than required building front setback from both Centerville Road(Route 117) and Bald Hill Road (Route 2 (no access), less than required interior landscape and landscape buffer, and less than required parking area setback from the roadway frontage, and with the following stipulations to be integral to the zone change:

- 1. That all exterior lighting and signage shall be contained on site and designed to minimize negative impacts on neighboring properties; the site lighting shall be Dark Sky compliant, to the extent practicable.**
- 2. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. LED advertising message boards are prohibited.**
- 3. That, due to site constraints, there shall be no drive-thru use allowed on this parcel.**
- 4. That this recommendation for zone change is contingent upon an allowed General Business (GB) use which presents no impact on the early morning peak travel times on that section of Centerville Road (Route 117). If an otherwise allowed GB use is proposed that has hours of operation that include early morning peak travel times, then a revised traffic study shall be required to be submitted to the Administrative Officer and/or the Planning Board for review and approval of that use prior to any permitting. The Planning Department withholds the right in this position to direct the traffic study at the Applicant's expense.**



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

February 7, 2017

Michael Kent
39 Nooseneck Hill Road
West Greenwich, RI 02817

RE: Assessor's Plat 241
Assessor's Lot 010
1009 Centerville Road

Dear Applicant:

The following is the decision on your application for Master Plan Approval of a Major Land Development Project/Subdivision, heard by the Warwick Planning Board at the regularly scheduled meeting held on January 11, 2017. The proposed development consists of the demolition of an existing single family dwelling and accessory structures to provide for the development of a 2,596 square foot, 60 seat restaurant building, with no drive through window. This proposal also requires City Council approval for a Zone Change for the parcel from residential A-15 to General Business (GB), with waivers for less-than-required building front setback, less-than-required interior landscape and landscape buffer, and less-than-required parking area setback from the roadway frontage.

The proposed development is sited on one (1) Assessor's Lots, with an area of 16,971 square feet. The site is located on the northerly side of Centerville Road (Route 117) and abuts a large, existing shopping center, which has a signalized access. Existing land uses in the immediate area of the parcel can be defined as generally commercial in nature, and include restaurant, fast food restaurant and retails uses.

After completion of the public informational meeting, for which 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 Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and made the following findings of fact:

1. Generally consistent with the City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan) which finds that land development in the future will increasingly involve redevelopment of previously used sites.

Over 60 percent of City residents who responded to a Comprehensive Plan survey indicated that improving the appearance of major roads and commercial corridors is "very important".

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 the Future Land Use Map (FLUM) as contained in the Comprehensive Plan 2033, shows this area as commercial uses.
4. That the subject parcel fronts on Centerville Road (Route 117), is identified as Assessor's Plat: 241 Assessor's Lot: 10, and is currently zoned Residential A-15.
5. That the existing land uses in the immediate area of the parcel can be defined as generally commercial in nature. The site is located at the northerly side of Centerville Road (Route 117), and abuts a large, existing retail development (including TGI Fridays, Chick Fil-A, Michaels, LA Fitness). Across from the site, on the southerly side of Centerville Road (Route 117), is an existing retail development, which includes a fast food restaurant (Dunkin Donuts).
6. That the subject parcel is not in compliance with the standards and provisions of the City's Zoning Ordinance, therefore requiring City Council approval for a Zone Change on the parcel, from Residential A-15, to General Business (GB), with waivers for less-than-required building front setback from both Centerville Road (Route 117) and Bald Hill Road (Route 2, no access), less-than-required interior landscape and landscape buffer, and less-than-required parking area setback from the roadway frontage.
7. That the existing dwelling and related outbuildings on the site will be razed to provide for the construction of a new 2,596 sf restaurant, with no drive-thru.
8. That the development will be accessed by a single, un-signalized, full-service driveway located on Centerville Road (Route 117).
9. That a traffic report, prepared by RAB Professional Engineers, Inc., dated May 5, 2016, concludes that *"...based upon the data collected on the servicing roadways, and the analysis completed as part of this study, it can be concluded that the proposed commercial redevelopment project has adequate and safe access to a public street, and will not have a detrimental effect on public safety and welfare in the study area."*
10. That the traffic report, prepared by RAB Professional Engineers, Inc., dated May 5, 2016, Table 3, Level of Service Summary indicates that the site driveway will be a LOS D for the afternoon peak hour, with typically one to two vehicles waiting to exit the site driveway at any one time due to the minor driveway volumes.

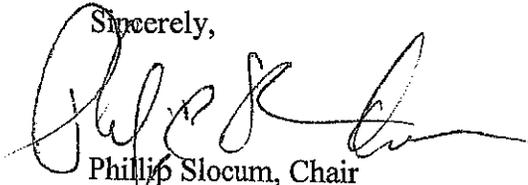
11. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
12. That there are no indications of significant negative environmental impacts from the proposed development.
13. That there is no sewer service available to the site. The building shall be serviced by an On Site Wastewater Treatment System (OWTS), as approved by the Rhode Island Department of Environmental Management (RI DEM).
14. That water is available to the subject property, provided by the Kent County Water Authority (KCWA).

Based on the foregoing findings of fact, on a motion by Ms. Stenhouse, seconded by Mr. Gambardella, the Warwick Planning Board voted unanimously to grant Master Plan approval, with the following stipulations:

1. That all plans submitted must comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island".
2. That the proposal shall receive City Council approval for a Zone Change for Assessor's Plat 241, Assessor's Lot 10, from Residential A-15 to General Business (GB), with waivers for less-than-required building front setback, less-than-required interior landscape and landscape buffer, and less-than-required parking area setback from the roadway frontage.
3. That a Storm Water Management Plan shall be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, and designed to demonstrate a zero-net runoff from the proposed development.
4. That all necessary State permits, including but not limited to, RI DEM, and RI DOT Physical Alteration Permit (PAP), shall be obtained prior to submission to the Planning Board for Preliminary Plan approval.
5. That the Preliminary Plan submittal shall include a photometric site plan, and specifications for all exterior lighting; the site lighting shall be Dark Sky compliant, to the extent practicable.
6. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800, and the sign design shall be included in the Preliminary Plan submittal. Please note that LED advertising message boards are prohibited.

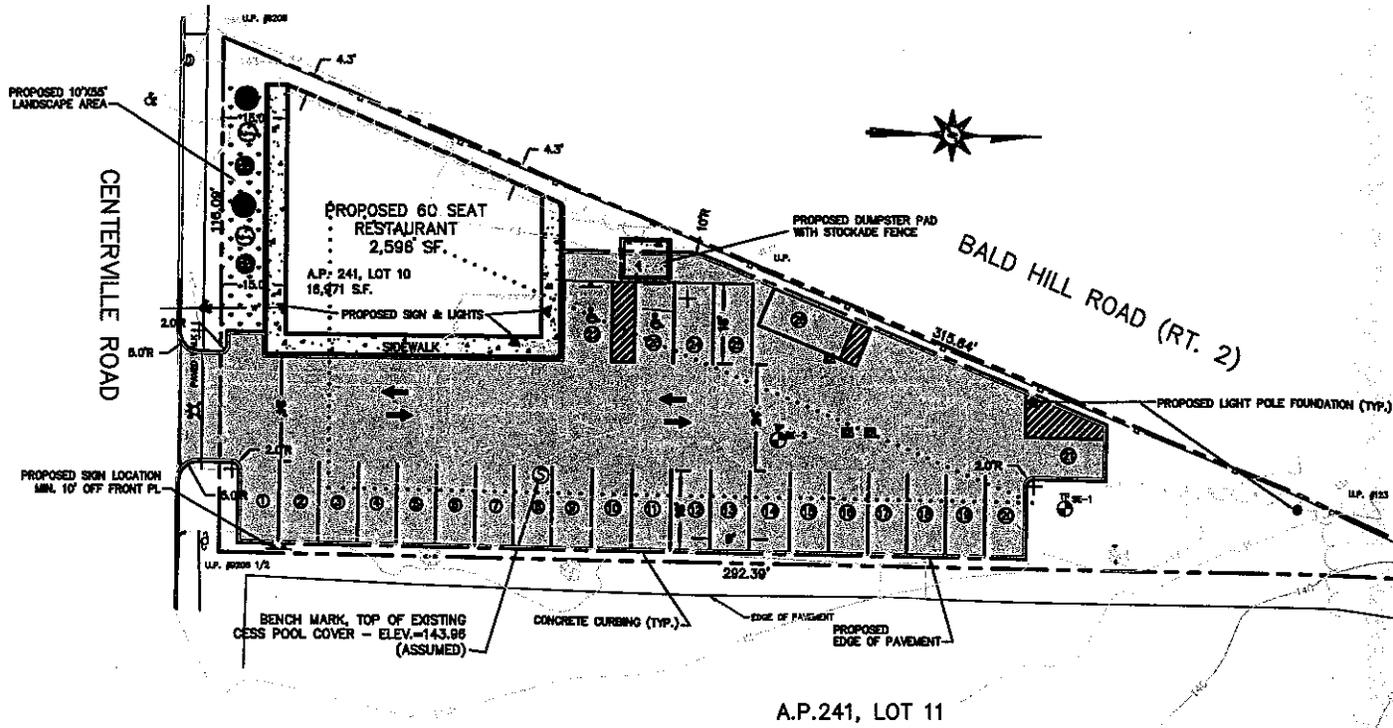
7. That prior to the issuance of any permits for construction of the building, the Warwick Fire Department shall review the plans for compliance with all life safety codes and issues.
8. That, the Preliminary Plan submittal shall include a Landscape Plan, prepared and stamped by a registered Rhode Island Landscape Architect. The Landscape Architect shall contact the Planning Department prior to beginning the design process. Said plan shall be subject to approval by the Administrative Officer and provide, at a minimum, a wooden guard rail or fencing at the easterly property line of Assessor's Plat 241, Assessor's Lot 10, between the site and the abutting commercial development (TGI Friday's parking area).
9. That the dumpster shall be screened by a fence and an evergreen hedge as per Warwick Zoning Ordinance, Section 505.(D). This shall be indicated on the Preliminary Plan.
10. That due to site constraints, there shall be no drive-thru use allowed at this site. This shall be clearly noted on the Preliminary Plan.

Sincerely,

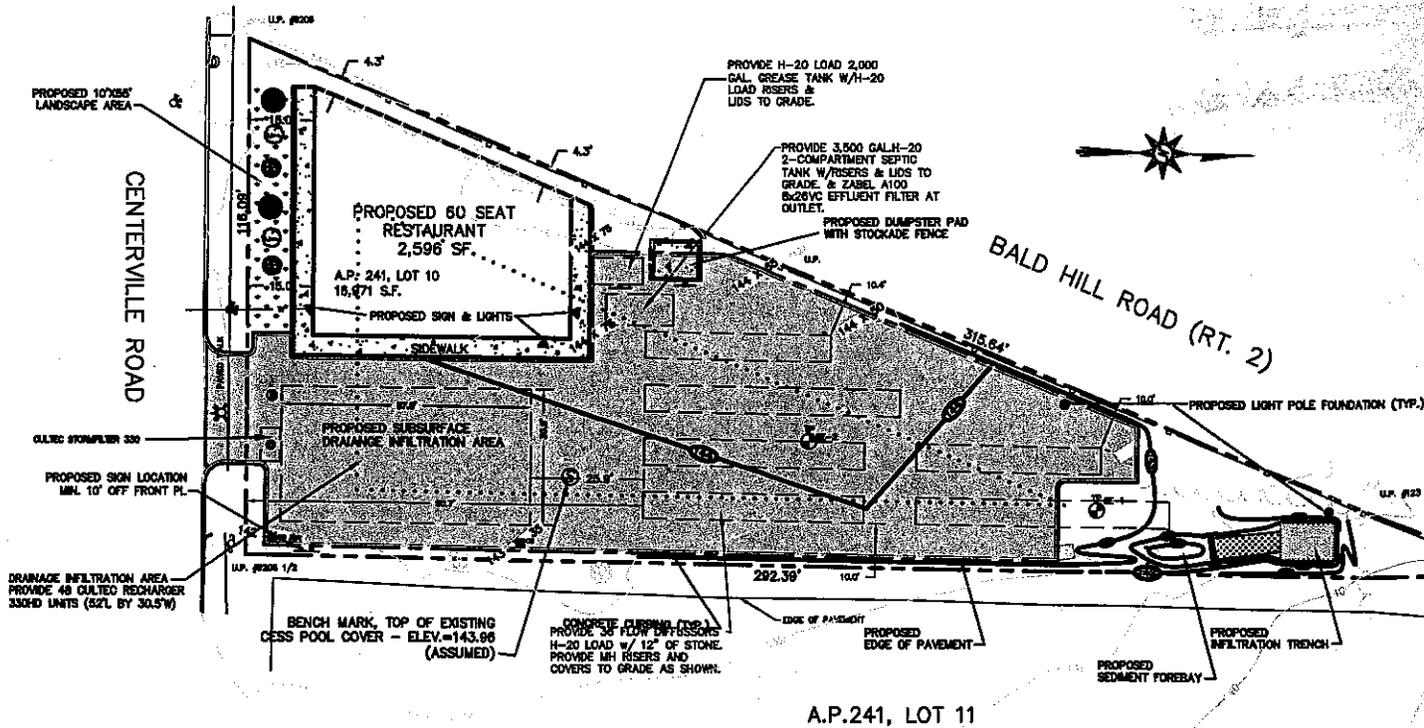


Phillip Slocum, Chair
Warwick Planning Board

RECORDED
Feb 15/2017 01:40P
Judy Wild, City Clerk
City of Warwick, RI



SITE PLAN
SCALE: 1"=20'



DRAINAGE AND UTILITY PLAN
SCALE: 1"=20'

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 PROPOSED ZONE CHANGE

TO: David Picozzi, Department of Public Works
Al DeCorte, Building Official
Dan O'Rourke, Water
Janine Burke-Wells, Sewer
Kyla Jones, 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: December 13, 2016

SUBJECT: Zone Change, Assessor's Plat 241, Assessor's Lot 10
APPLICANT: Michael Kent

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 rezone an existing lot from Residential A-15 (A-15) to General Business (GB), and raze the existing buildings to provide for the development of a 2,596sf restaurant and associated

RECEIVED



WILLIAM M. ANDERSON, P.E.
Registered Professional Engineer
190 Cedar Avenue East Greenwich, RI 02818
(401) 265-6169

CITY OF WARWICK
PLANNING DEPARTMENT

MIKENT, INC. 1009 CENTERVILLE RD

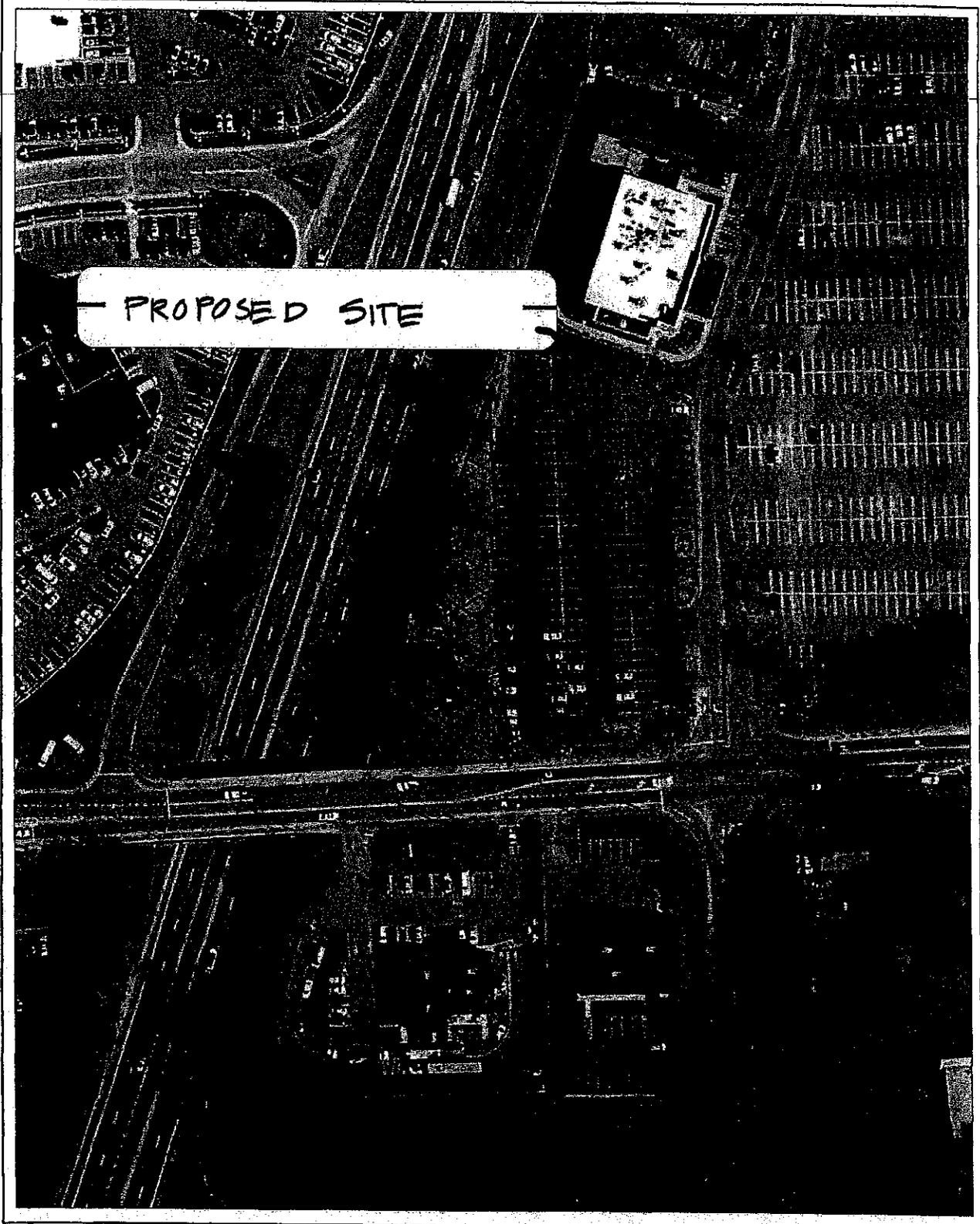
Job AERIAL PHOTOGRAMMETRY

Sheet No. 1 Of 1

Calculated By WMA Date 11/2016

Checked By _____ Date _____

Scale NOT TO SCALE



[REF: RIGIS, 2014 USGS Digital True Color Orthophotography]

AP 241 AL 10



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: Kyla Jones - Tax Collector
Eric Earls - DPW Engineering

FROM: Judy Wild City Clerk

Date: March 15, 2017

Subject: Zone Change Application

Subject: Zone Change 1009 Centerville Road

Name of Applicant: Michael Kent – MiKent Inc.

Plat: 241

Lot: 10

Address: 1009 Centerville Road

Please review and comment on the attached application and return to the Clerk's office no later than **March 17, 2017**. Your comments are required so that the City Council may consider this application on **April 3, 2017**. 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:

The DPW has no objection to the Zone Change.

Date: March 20, 2017

Director's signature:

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

Assessed value of property: _____ Annual taxes: _____

Appraised value of property: _____

parking. The new structure will be serviced by public water and an OWTS, and a new drainage system will be installed.

The site is comprised of an existing, unoccupied single family dwelling located on Centerville Road (Route 117), identified as Assessor's Plat 241, Lot 10.

The Applicant is also seeking a recommendation from the Planning Board to the City Council for a zone change for the parcel from Residential A-15 to General Business, with waiver for

- Less than required front yard setback
- Less than required landscape buffer along the frontages
- Less than required interior landscaping within the parking area
- Less than required parking area setback from the roadway frontage.

Date: 12/21/16 Signature: [Handwritten Signature]

I support the zone change because it will be consistent with the adjacent zoning.

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: December 14, 2016

Subject: Major Land Development Project/Master Plan Approval and
Recommendation for a Zone Change

Project: **Assessor's Plat 241, Lot 10**
Centerville Road

Compliance with the Rhode Island State Building Code required.

There are no issues/comments at this time.

This office reserves the right to comment in the future.



CITY OF WARWICK

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

T.D.D. 12/19/16
MEMORANDUM

To: Eric Earls, Engineering
Peter Marietti, Fire Marshal
Dan O'Rourke, Water Division
Bill Carosi, Building Department
Chris Celeste, Tax Assessor's

From: Trish Reynolds, Senior Planner

Date: December 7, 2016

Subject: Major Land Development Project/Master Plan Approval,
and Recommendation for a Zone Change

Project: Assessor's Plat 241, Lot 10 Centerville Road

The Applicant is seeking Master Plan approval of the project and is proposing to rezone an existing lot from Residential A-15 to General Business, and raze the existing buildings to provide for the development of a 2,596 square foot restaurant and associated parking. The new structure will be serviced by public water and an OWTS, and a new drainage system will be installed.

The site is approximately 16,971 square feet, abuts an existing shopping center to the north (Bed, Bath and Beyond, Michaels, LA Fitness) and there are existing commercial properties to the south (retail and Dunkin Donuts.)

The Applicant is also seeking a recommendation to the City Council for a zone change on the parcel from Residential A-15 to General Business, with waivers for front yard setback, less than required landscape buffer along the street frontage, less than required interior landscaping, less than required setback of parking spaces from the street.

Please review and comment on the attached plans as soon as possible, as this is a priority project for the City. Please return your comments to this office no later than December 29, 2016 in order to be able to schedule this project for the next available meeting of the Planning Board. Your comments are required so that the Planning Board may consider this development project for Master Plan approval, and make a recommendation to the City Council. Should you have no comment on the attached plan, local regulations still require that your office sign off on the project.

12/8/16

This area is serviced by KCWA

Don Duke - Chief of Water Division



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: Kyla Jones - Tax Collector
Eric Earls - DPW Engineering

FROM: Judy Wild City Clerk

Date: March 15, 2017

Subject: Zone Change Application

Subject: Zone Change 1009 Centerville Road

Name of Applicant: Michael Kent - MiKent Inc.

Plat: 241

Lot: 10

Address: 1009 Centerville Road

Please review and comment on the attached application and return to the Clerk's office no later than **March 17, 2017**. Your comments are required so that the City Council may consider this application on **April 3, 2017**. 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: *no comment*

Date: 3/17/17

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: _____

parking. The new structure will be serviced by public water and an OWTS, and a new drainage system will be installed.

The site is comprised of an existing, unoccupied single family dwelling located on Centerville Road (Route 117), identified as Assessor's Plat 241, Lot 10.

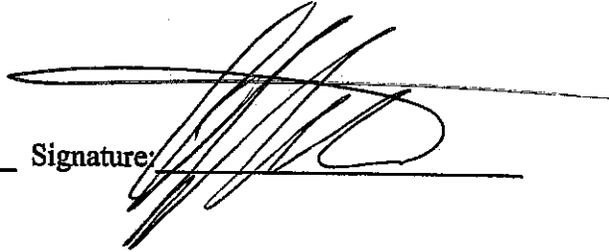
The Applicant is also seeking a recommendation from the Planning Board to the City Council for a zoning change for the parcel from Residential A-1's to General Business, with waivers for:

- Less than required front yard setback
- Less than required landscape buffer along the frontages
- Less than required interior landscaping within the parking area
- Less than required parking area setback from the roadway frontage

Date:

12-13-16

Signature:



CHRIS CELESTE, TAX ASSESSOR
AP 241 ~~10~~ 10



Peter J. Marietti III
Fire Marshal
Bureau of Fire Prevention

Memo

To Trish Reynolds, Business Development Planner
From Peter J. Marietti III, Fire Marshal
Date December 14, 2016
Re Major Land Development Project/Subdivision/Master Plan Approval, and
Recommendation for a Zone Change/Assessor's Plat 241, Lot 10 - Centerville Road

No objections at this time.



The following minimum requirements must be provided regarding streets, roadways, turning and parking in proposed private developments and complexes:

- An adequate number of fire hydrants 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).
- All two way travel lanes to have a minimum of 24 Ft. of unobstructed width and an unobstructed vertical clearance of 13'6" to allow for unimpeded access by fire apparatus.
- All corners shall be negotiable by vehicles having an outer tire turning radius of 50 Ft., Left or Right.
- Dead-end roads longer than 150 Ft. must provide turning capabilities for fire apparatus per NFPA 1 (RIFC), 2012 Edition.

Notes: Before issuance of any permits for buildings within the project, the Warwick Fire Department will review all plans for compliance with all life safety codes and issues.

There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.

111 Veterans Memorial Drive
Warwick, RI 02886
Tel. 401-468-4050
Fax 401-468-4051

parking. The new structure will be serviced by public water and an OWTS, and a new drainage system will be installed.

The site is comprised of an existing, unoccupied single family dwelling located on Centerville Road (Route 117), identified as Assessor's Plat 241, Lot 10.

The Applicant is also seeking a rezoning from the Planning Board to the City Council for a zone change for the parcel from Residential A-1 to General Business, with various front

- Less than required front yard setback
- Less than required landscape buffer along the frontage
- Less than required maximum landscaping within the parking area
- Less than required parking area setback from the roadway frontage

NOTHING SUBSTANTIVE TO COMMENT ABOUT AT THIS TIME.

Date: 12/13/2016 Signature: [Handwritten Signature]

parking. The new structure will be serviced by public water and an OWTS, and a new drainage system will be installed.

The site is comprised of an existing, unoccupied single family dwelling located on Centerville Road (Route 117), identified as Assessor's Plat 241, Lot 10.

The Applicant is also seeking a recommendation from the Planning Board to the City Council for a zone change for the parcel from Residential A-1's to General Business, with variances from

- Less than required front yard setback
- Less than required landscape buffer along the frontage
- Less than required interior landscape within the parking area
- Less than required parking area setback from the roadway frontage

Date: 12-15-16 Signature: Susan Cabeceiras

DATE: 12-15
Patricia W. H. W.H.P.C.

- LAND TRUST
- CEMETARY COMMISSION
- HISTORIC DISTRICT COMMISSION
- CONSERVATION COMMISSION