




CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

MEMORANDUM

TO: Honorable Steve Merolla, Council President
Warwick City Council Members
Lynn D'Abrosca, City Clerk

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

DATE: August 24, 2020

SUBJECT: Zone-Change Recommendation
581 Oakland Beach Avenue/Portion (see attached)
Assessor's Plat 360; Assessor's Lot: 71
Oakland Beach Avenue
Coburn Street

APPLICANT: Zarrella Development, A. Sevigny, K. Sevigny, & D. Perreault

Project Scope

The Applicant is requesting a recommendation to the City Council for a zone change on a portion of Assessor's Plat 360; Assessor's Lot: 71. The Applicant is requesting an A-7 Planned District Residential-Limited (PDR-L) Overlay Zoning District for (2) lots; (1) one new 81,233 square foot lot, with an existing two-family dwelling and to legalize a third-dwelling unit in an existing, non-conforming cottage; and (1) one new 10,517 square foot lot for the development of a new two-family dwelling; both lots meeting and exceeding the requirements of the A-7 Planned District Residential-Limited, (PDR-L) Overlay Zoning District.

Planning Board Findings

1. At the February 12, 2020 regularly scheduled Planning Board Meeting, the Planning Board found the Zoning Amendment to be generally consistent with Article 1 "Purposes and General Statements of the City's Development Review Regulations" and generally consistent with the City of Warwick Comprehensive Plan 2033, specifically, that the proposed development is generally consistent with the Comprehensive Community Plan criterion that it be consistent with the surrounding area. The parcels are zoned A-7 with proximate single-family and multi-family residential land uses within the 200' radius. Chapter 12 of the City of Warwick Comprehensive Plan, specifically, the section entitled "Future Land Use, Zoning and Urban Design: Goals and Policies," which promotes

developments *“that are safe, attractive, well-maintained and stable... ones designed to protect... and support...existing residential neighborhoods;”*

- It further promotes... *“Public and private development that meet high standards of design by ensuring that proposed new residential development is compatible with the character and of the surrounding area;”*
- Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its “Recommendations” section lists as Goal 1, the City should work to provide *“a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments...in suitable locations;”*

2. That the City’s Engineering Division, Sewer Authority, Water Division, Building Department, and Fire Department have reviewed the proposal and have no objection to the proposed zone change.

Additionally, the City’s Conservation Commission, Harbor Management Commission, Historic District Commission, Cemetery Commission Land Trust, and Tax Collector have reviewed the proposal and have no objection to the proposed zone change.

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:

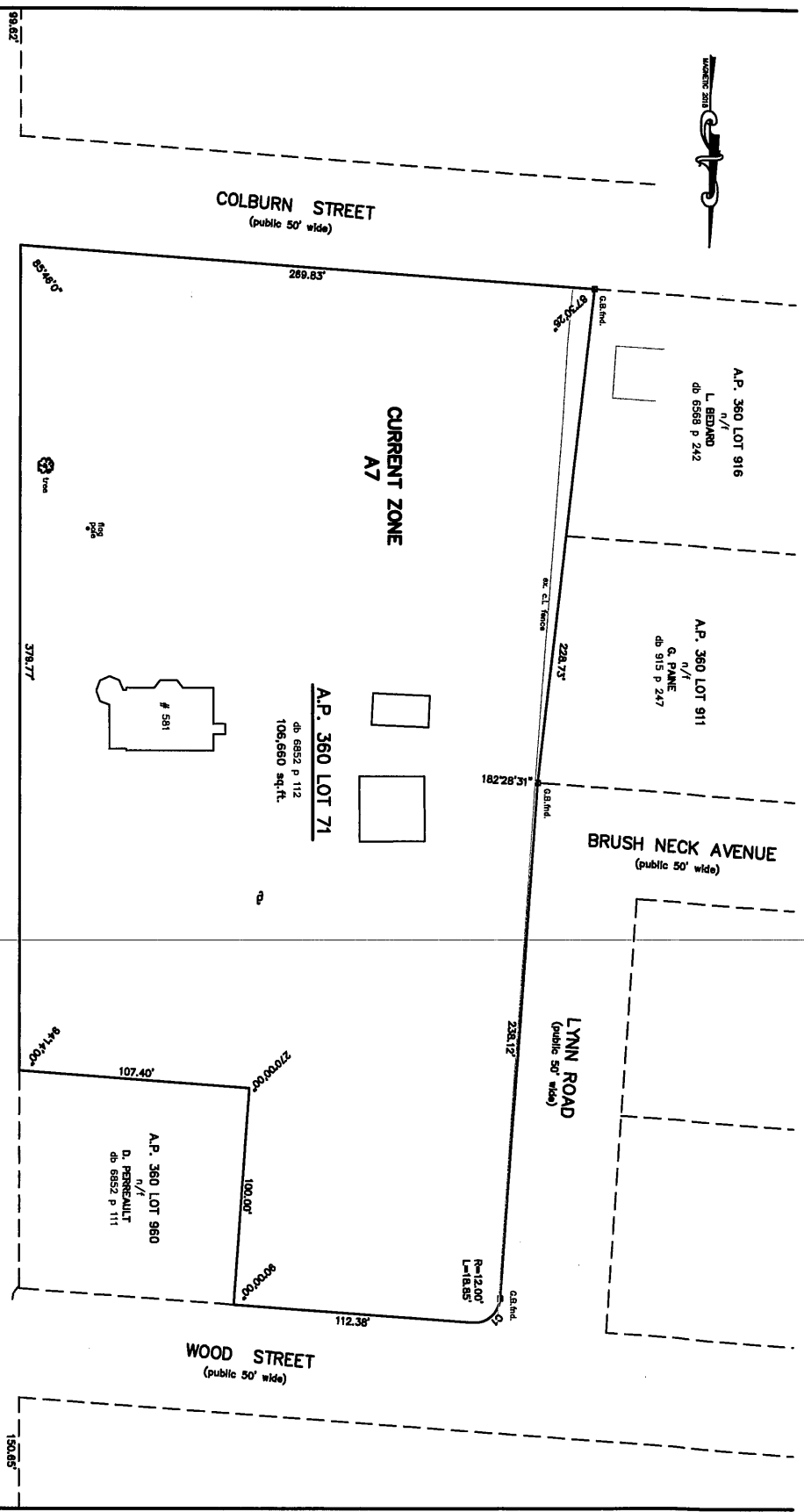
- A) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick
- B) The natural Characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface (water) or groundwater pollution
- E.) The availability and capacity of existing and planned public and/or private services and facilities

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe and sanitary housing, including opportunities for the establishment of low and moderate income housing.

Ms. Gerlach, seconded by Ms. Polselli, having adopted the Planning Department's Findings and Recommendation, made a motion to forward a favorable recommendation to the Warwick City Council for the requested zone change from A-7 Residential to A-7 Planned District Residential.

Ms. Bataille, Mr. Bergantino, Mr. Catalano, Mr. Gambardella, Ms. Gerlach, Mr. Hemond, Mr. Holmes, Ms. Polselli, and Mr. Slocum voted in favor of the requested Zone Change, with the following stipulation:

1. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development/Subdivision by the Planning Board.



APPLICANT: ZEPHYRUS DEVELOPMENT
 2000 COLBURN STREET
 EAST GREENWICH, R.I. 02818

OWNER: DANIEL J. SPURRY & S. PERRELLI
 601 OAKLAND BEACH AVENUE
 WARWICK, R.I. 02886

SURVEY CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR ACT AND THE REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 24, 2015, AS FOLLOWS:
 TYPE OF SURVEY: PLANNING AND PRELIMINARY SURVEY
 COMPENSATION BASIS: PLANNING AND PRELIMINARY SURVEY
 CLASSIFICATION: CLASS I
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 PRELIMINARY SURVEY AND SHOW PROPOSED LOT CUT



REFERENCES:
 1) WARWICK ASSASSORS' PLAT NO. 82
 2) WARWICK RECORDED PLAT NO. 86
 3) WARWICK RECORDED PLAT NO. 83 AS AMENDED
 7/22/11, 8/29/11, 11/09/12, 11/20/12 & 11/30/12

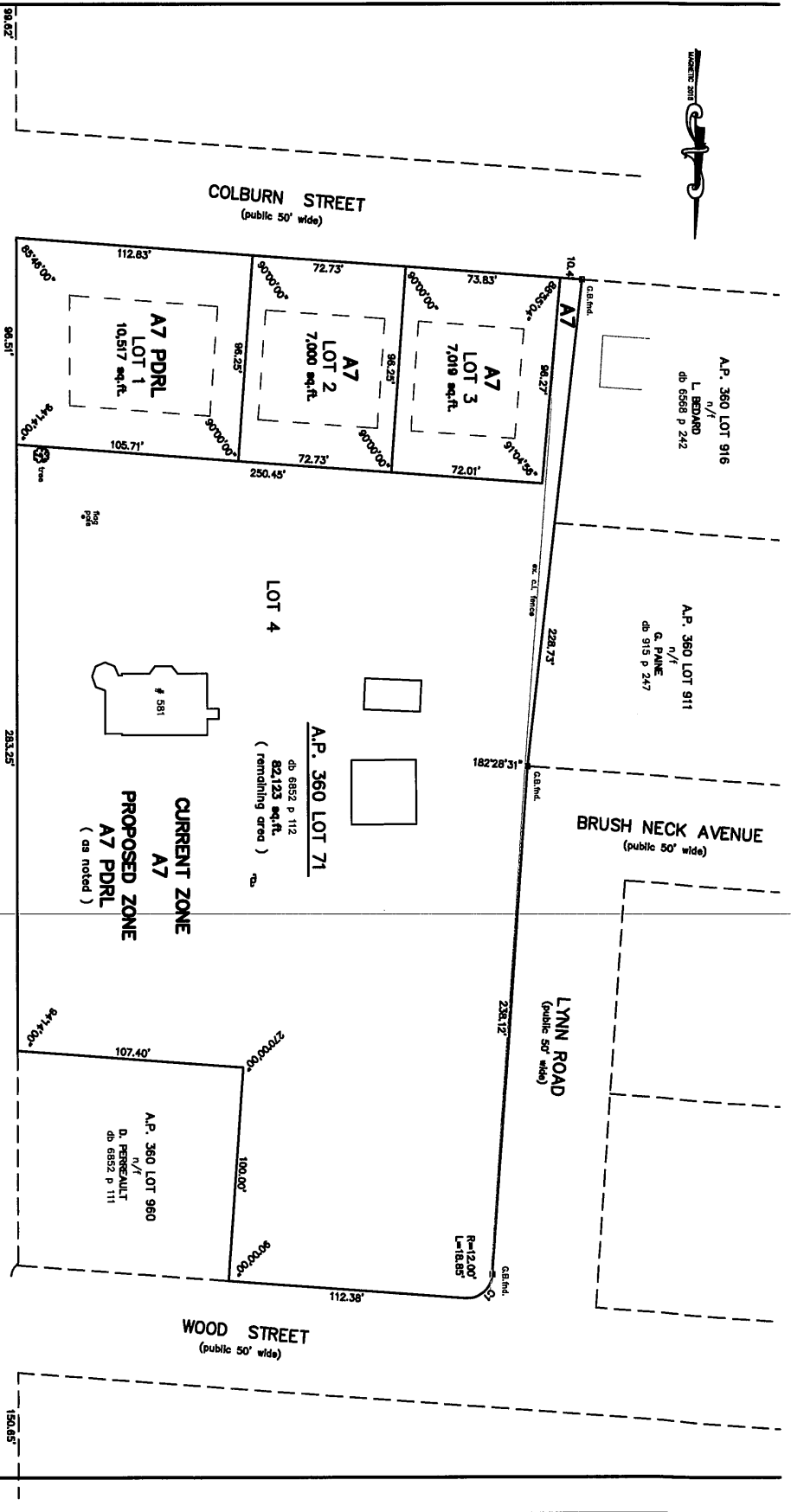
FLOOD DATA:
 Located in an area of special flood hazard as shown on the MAP 440000354M EFFECTIVE DATE 10/02/2015

ZONING:
 CLASSIFICATION: A7
 MAXIMUM LOT AREA = 7,000 SQ. FT.
 MAXIMUM FRONT SETBACKS: 25'
 MAXIMUM SIDE SETBACKS: 15'
 MAXIMUM REAR SETBACKS: 25'

TWO FAMILY:
 MAXIMUM LOT AREA = 10,500 SQ. FT.
 MAXIMUM FRONT SETBACKS: 25'
 MAXIMUM SIDE SETBACKS: 15'
 MAXIMUM REAR SETBACKS: 25'



EXISTING PLOT PLAN
 AP 360 LOT 71
 WARWICK, R. I.
 1" = 30'
 JULY 3, 2019
 PETER V. CIPOLLA, JR.
 Professional Land Surveyor
 P.O. BOX 8662
 CRANSTON, R.I. - 02920
 401-944-9333



APPLICANT: ZANGELA DEVELOPMENT
 1000 WOOD STREET
 EAST GREENWICH, R.I. 02818

OWNER: A. SENAWY, & SENAWY & D. PERREFAULT
 1000 WOOD STREET
 EAST GREENWICH, R.I. 02818

SURVEY CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015.

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY

MEASUREMENT SPECIFICATION: CLASS I
 CLASS II

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERFORM PROPERTY SURVEY AND SHOW PROPOSED LOT CUT



REFERENCES:
 1) R.I. STATE BOARD OF PROFESSIONAL LAND SURVEYORS PLAT NO. 82
 2) R.I. STATE BOARD OF PROFESSIONAL LAND SURVEYORS PLAT NO. 89
 3) ADJUTANT TO THE WILCOX PLAT
 4) R.I. STATE BOARD OF PROFESSIONAL LAND SURVEYORS PLAT NO. 77
 5) 7752/713 6283/725 1109/7252 11229/47 & 11890/211

FLOOD DATA:
 FLOOD ZONE IS LOCATED IN AN AREA OF
 EXTREME HAZARD TO LIFE AND PROPERTY
 AND IS SUBJECT TO FLOODING
 MAP 440000010M1 EREPTIVE DATE 10/25/2015

ZONING:
 CLASSIFICATION: A7
 SINGLE FAMILY LOT AREA = 7,000 SQ. FT. SETBACKS:
 FRONT = 5' SIDE = 5' REAR = 5'

**TWO FAMILY LOT AREA = 10,500 SQ. FT. SETBACKS:
 FRONT = 5' SIDE = 5' REAR = 5'**



PROPOSED PLOT PLAN
 AP 360 LOT 71
WARWICK, R. I.
 JULY 3, 2019

PETER V. CIPPOLA, JR.
 Professional Land Surveyor
 P.O. BOX 8662
 CRANSTON, R.I. - 02920
 401-944-9333