

THE CITY OF WARWICK
STATE OF RHODE ISLAND

APPENDIX A
ZONING

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

Approved.....Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE CITY OF
WARWICK, PREMIER LAND DEVELOPMENT, PETITIONER
ASSESSOR’S PLAT 322, LOTS 167, 168, 169, 182 & 183
1795 POST ROAD

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 Ordinances of the City of Warwick are hereby amended by changing the classification of the following described premises from A-7 Residential to Warwick Station Gateway District to better comply with the vision for the area as illustrated in the Warwick Station Development District Design Guidelines:

Assessor’s Plat 322, Assessor’s Lots 167 (part), 168, 169, 182 (part) and 183 as said plats appeared in the Tax Assessor’s office on December 31, 2021 are hereby changed from Residence A-7 District (A-7) to Warwick Station Gateway District (Gateway). The lots are set forth in the legal description and on the map attached hereto as Exhibit A.

Subject to the following conditions and stipulations:

1. That all Plans shall comply with “Rules and Regulations for Professional Land Surveying in the State of Rhode Island”, effective date November 25, 2015.
2. That the Applicant shall submit a Preliminary Land Development Plan that complies with Appendix C, Final Application, of the City’s Development Review Regulations Governing Subdivisions, Land Development Projects, and Development Plan Review, last amendment dated March 14, 2001.
3. That a Storm Water Management Plan shall be submitted in accordance with the Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, that is designed to demonstrated zero-net rate of runoff from the proposed development.
4. That the site design for the Preliminary review phase include areas adequate for snow storage and/or develops a practical method of removal and disposal of snow.

- 1 5. That an Operation and Maintenance Plan for the proposed storm water collection system
2 be included with the Preliminary submission to the Planning Department.
3
- 4 6. That the Traffic Impact Study be updated to include in its review an operational analysis:
5
 - 6 a. The recently approved conversion of the former hotel located at 1850 Post Road to
7 238 residential apartment and the proposed 200 apartment units at 2119 Post Road.
 - 8 b. The impact of the proposed project on Pell Avenue and Guilford Avenue.
 - 9 c. An analysis of the project utilizing the existing curb cuts onto Pell and Guilford,
10 with no new curb cut directly on to Post Road.
 - 11 d. Additional analysis of the Guilford curb cut reviewing two scenarios:
12 i. Closing the curb cut
13 ii. Egress only
14
- 15 7. That the Project Engineer shall meet/review with the City of Warwick DPW engineering
16 staff to review the proposed drainage system and traffic impact report documents prior to
17 submission to the Rhode Island Department of Environmental management (RIDEM) or
18 RIDOT.
19
- 20 8. That RIDOT finds the proposed curb-cut and modifications to meet the State of Rhode
21 Island Design Regulations by authorizing the issuance of a Physical Alteration Permit.
22 Preliminary Plan submission shall include the authorization and a plan detailing all RIDOT
23 Design requirements and signal/intersection modifications.
24
- 25 9. That an adequate number of fire hydrants be provided throughout the development spaced
26 300 Ft. apart and providing a minimum of 1000 GPM. Sprinklered buildings require a
27 hydrant within 100 Ft. of the Fire Department Connection (FDC).
28
- 29 10. That the Applicant shall comply with all of applicable requirements of the Warwick Sewer
30 Authority (WSA), including the Collection, Industrial/Commercial Pretreatment and
31 Billing Departments. Prior to demolition of the existing building the developer shall obtain
32 a WSA Demolition Permit and have an inspector present at the cutting and capping of the
33 line. Prior to reconnection, a WSA Connection permit is required and an inspector shall be
34 present to witness the connection.
35
- 36 11. Any current water or fire service not to be reused, must be cutoff at the water main. Any
37 services that will be utilized again in the future must be cut and whip installed at the curb
38 stop before the Water Division will authorize a demolition permit.
39
- 40 12. That the Preliminary phase submission include a landscape plan prepared by a registered
41 landscape architect, approved by the City's Landscape Coordinator, that meets all
42 requirements under Section 505 of the City's Zoning Ordinance and the *City Centre*
43 *Warwick Design Manual* and includes the following:
44
 - 45 a. A solid fence, berm, with a contiguous evergreen planting buffer of similar
46 structure shall be installed along residential abutting areas to clearly denote and

1 separate land uses as well as mitigate nuisances likely to occur such as migrating
2 trash, fertilizer, or unauthorized storage.

- 3 b. Landscape enhancements, including hardscape and ornamental fencing along the
4 Post Road frontage. Landscape Plan shall include a re-facing treatment or removal
5 of the existing curb wall along the Post Road frontage.
- 6 c. Pedestrian elements as feasible and in accordance with the CCW Design Manual.

7
8 13. That the Preliminary Plan submittal include a photometric site plan and specifications for
9 all external lighting. Site lighting shall be Dark Sky compliant, to the extent practicable.
10 All exterior lighting and signage shall be designed to minimize negative impacts on
11 neighboring properties. Glare from outdoor lights, signs, and from the movement of
12 vehicles on site shall be shielded from the view of adjacent properties with attention paid
13 to houses along Guilford Avenue.

14
15 14. That the Preliminary Plan submittal shall include a signage plan that is consistent with the
16 City Centre Warwick Design Manual. Internally illuminated signage will only be
17 considered if the proposed sign(s) are found to be generally consistent with the City Centre
18 Warwick Design Manual. Any proposed freestanding sign shall be monument style and
19 shall not obstruct views exiting or entering the property or obstruct views from the adjacent
20 roadways.

21
22 15. That, as part of the Preliminary phase submission, the Applicant shall provide a summary
23 of business operations noting the hours of operation shift changes, timing of typical peak
24 traffic flow, and any other relevant information for all proposed tenants at that time.

25
26 16. That the applicant provide a clarification regarding the property ownership relationship
27 between the Rhode Island Department of Transportation, the Rhode Island Airport
28 Corporation, and the Federal Aviation Administration.

29
30 17. That as part of the Preliminary Plan submission, proposed Parcel B, is to be incorporated
31 into Parcel A so that the project results in a single development parcel. Parcel B and the
32 proposed landscape buffer area from Guilford north to Pell Avenue shall be conditioned to
33 be a permanent landscape buffer. The buffer area shall be allowed to be utilized by the
34 residents of the neighborhood as a passive pocket park/open space area which shall be
35 maintained at the applicant's expense.

36
37 18. That the use of the non-bank tenant be limited to a type of business that is characterized as
38 a low-trip generator and not a food/fast food or similar busy establishment.

39
40 **Section II:** The Clerk of the Zoning Board of Review is hereby authorized and directed to cause
41 said changes to be made on the Zoning Map and the Record Book of Lot Classifications.

42
43 **Section III:** This Ordinance shall take effect upon passage and publication as prescribed by law.

44
45 SPONSORED BY: COUNCILMAN HOWE
46 COMMITTEE: LAND USE