



Project Narrative

**Proposed Pet Lodge and Future Veterinary Hospital
Jefferson Boulevard and Williamsburg Drive
Warwick, RI**

Existing Conditions

The proposed development is located on City Assessor's Map 268 Lot 305. The property is approximately 9.6 acres off Jefferson Boulevard, and is zoned GI, General Industry. The back property line is adjacent to a wetland edge and pond, which is part of the 3-Ponds waterbody. Along this wetland area is the edge of a 100-year floodplain. The upland areas on site have several easements running through, including a sewer line easement in favor of the Warwick Sewer Authority and a roadway and utility right-of-way which includes Williamsburg Drive. The site has been previously disturbed and filled, with tree growth and grass areas established at the surface.

Proposed Improvements

Proposed improvements will be to construct a Pet Lodge and Future Veterinary Hospital and the property. This proposed Pet Lodge and Future Veterinary Hospital is similar to facilities constructed by the applicant in other areas, outside Rhode Island.

The pet lodge includes an administration and services building which is the reception area for dogs and owners, and offices for employees. In back of this building is the dog kennels that have individual suites that each have indoor and outdoor access. All suites are fenced and the entire kennel area has privacy walls on the sides. For recreation, the dogs have an indoor Parks Building which would be used during inclement weather, and outdoor space for nice weather days.

A full access driveway is proposed off Williamsburg Drive, and an egress driveway (right-turn only) is proposed off Jefferson Boulevard. The parking lot is located between the pet lodge and the veterinary hospital. For required parking spaces, the Warwick Zoning Ordinance was used for the veterinary hospital. The Zoning Ordinance and the ITE Manual do not have parking categories for a pet lodge or kennel type use. Therefore, to properly determine the required number of parking spaces, parking counts of a similar facility operated by the applicant were conducted. These counts were done on Labor Day weekend, one of the busiest times of the year. Results of these counts are attached to this memo. In summary, for a pet lodge and kennel of similar size, the maximum number of parking spaces used at any given time was 26 spaces. By using 26 spaces as a reference, and adding the 30 parking spaces required for the Veterinary Hospital, 56 parking spaces would be required for this site. The proposed layout proposes 61 parking spaces.

The proposed development will be designed with a stormwater management system that meets the current Rhode Island Department of Environmental Management (RIDEM) Stormwater

design regulations. The proposed stormwater management system will provide recharge, water quality and peak flow attenuation. If the existing floodplain area is impacted by site grading, full compensatory storage will be provided in other areas on site.

The proposed improvements will provide a detailed landscape plan for screening and aesthetic amenities. Site lighting will follow the dark sky principle.

Site Permitting

Upon Master Plan approval from the Planning Board, this proposed Major Land Development Project will require the below permitting:

- RIDEM Wetlands
- RIDEM Stormwater Construction and Water Quality Certification (RIPDES and UIC)
- Rhode Island Department of Transportation (RIDOT) Physical Alteration Permit
- Warwick Sewer Authority
- Warwick Water Division
- Warwick Soil Erosion and Sediment Control Permit
- Warwick Planning Board – Preliminary Plan
- Warwick Planning Board/Planning Department – Final Plan Submission and Recording