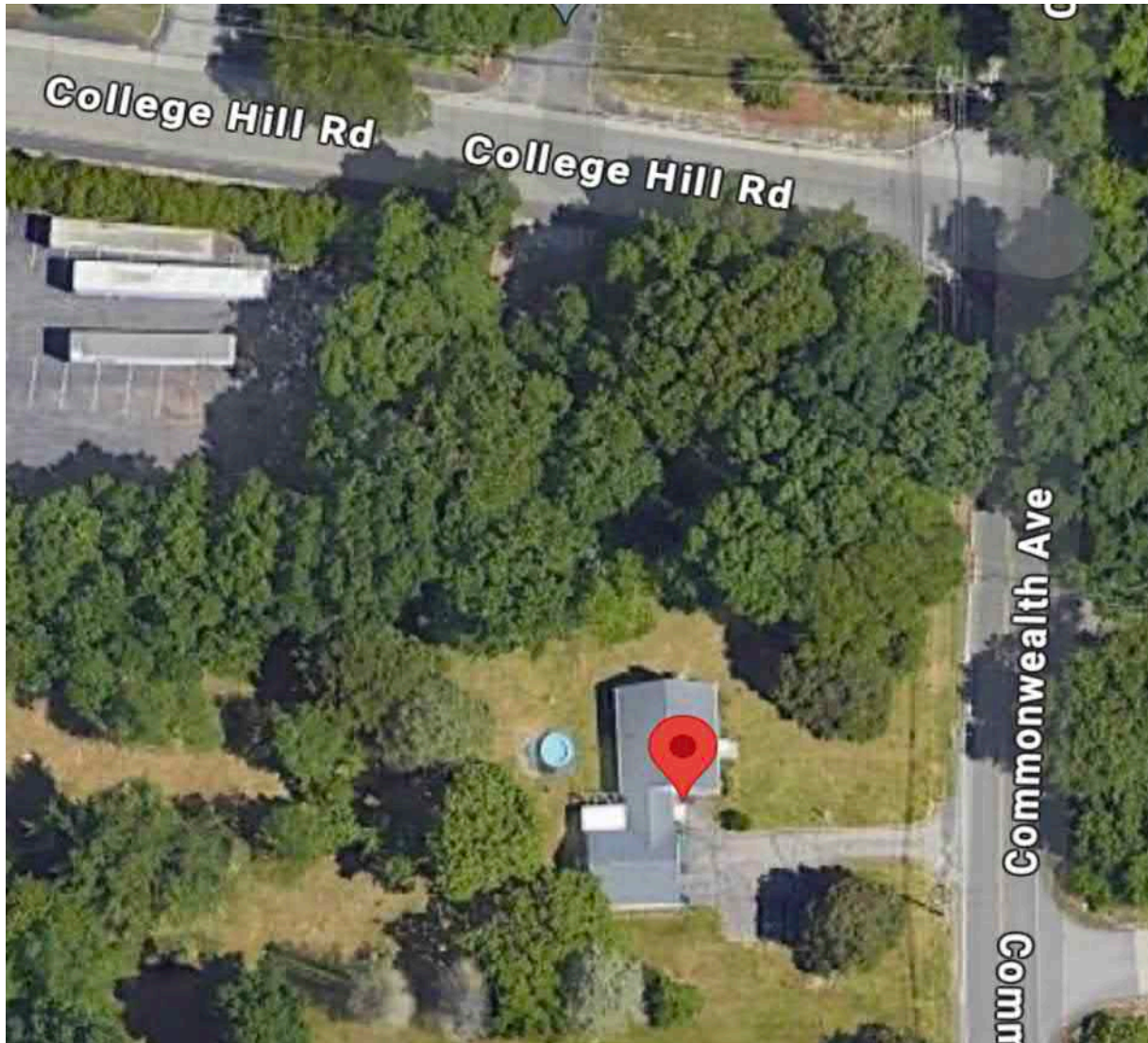


**The Residences on College Hill Road
Rezone and Major Land Development Project**

**0 and 211 Commonwealth Avenue
Assessor's Plat 260 - Lot(s) 38 and 39**



Prepared for: Alan-Brian Realty Co. & Worldwide Real Estate Inc.

Prepared by: Pimentel Consulting, Inc.

22 December 2023

INTRODUCTORY STATEMENT

Alan-Brian Realty Co. & Worldwide Real Estate Inc. ("Applicant") has retained the professional land use planning and zoning consulting services of Pimentel Consulting, Inc. ("Consultant"), in order to evaluate the appropriateness of developing certain property for high-density residential purposes; necessitating the rezoning of long-standing well under-utilized land resources to a high-density residential zoning designation. Evidencing appropriateness necessitates reviewing several pertinent regulatory documents for purposes of determining regulatory compliance, as well as conducting an extensive area analysis for purposes of determining neighborhood compatibility. Rezone action necessitates affirming Comprehensive Plan 'consistency, evidencing the proposed redevelopment furthers respective goals, objectives and policies. Furthermore, consistency must be in agreement with the Comprehensive Plan - Future Land Use Map ("FLUM"), which dictates all future land use development actions. Finally, the proposed redevelopment necessitates Major 'Unified' Land Development Project ("Major Unified LDP") review and approval from the Planning Board ("PB"). The Applicant must attain both Conditional Major LDP approval and advisory recommendation in regard to the requisite zone change, prior to preceding onto the City Council. It also necessitates noting given recent statutory changes that resulting dimensional deficiencies will be pursued via the PB, considering they will have said authority pursuant to the newly codified Unified Development.

The referenced zone change is from the present Residence A-15 District ("A-15 District") to the Planned Residential 'A-15' Overlay District ("A-15 - PDR District"); permitting high-density, multi-facility, residential development on a singular parcel. Land use classification consistency is already realized by being in agreement with the FLUM, which permits densities approaching 6.1 housing units per acre. Finally, the project will most assuredly be neighborhood compatible, literally surrounded by a variety of land uses, to include a very similar residential development.

In light of the requested redevelopment proposal, necessitating the detailed zoning and Major Unified LDP with dimensional relief, this Consultant has thoroughly reviewed the Applicant's submission package and all associated documents, as well as the following regulatory documents:

- o City of Warwick Zoning Ordinance ("Ordinance");
- o City of Warwick Comprehensive Plan 2033 - Adopted 17 April 2014 ("Comprehensive Plan");
- o City of Warwick Development Review Regulations Governing Land Development Projects ("LD Regulations"); and
- o Reviewing pertinent case law and Rhode Island General Law ("RIGL").

In addition, this Consultant has completed a thorough analysis of the immediate Commonwealth Avenue, College Hill Road Road, and Bald Hill Road (Route 2) neighborhood(s), said analysis consisting of conducting several site inspections and reviewing Property Tax Data.

As this report will evidence, the proposed zone change and resulting dimensional relief will realize a redevelopment that is consistent with the respective goals, objectives and policies of the Comprehensive Plan, as well as mixed commercial, institutional, and high-density residential character of the surrounding neighborhood. This is in direct accord with the overall vision for the City of Warwick, as evidenced by the Comprehensive Plan.

Our Vision for 2033 - *"Vision statements focus attention on a community's values, sense of identity, and aspirations. They identify what citizens want to preserve and what they want to change, and articulate their desires and hopes for the future. This vision statement for Warwick provides a guiding image for the city as it faces choices and challenges over the next twenty years."* [Page 1.3]

C. Land Use Trends - *"Land use" is the general term referring to the actual uses or activities that occur on a parcel of land at any given time, be they residential, commercial, industrial, recreational or another use. Land use is not permanent and can change over time. For example, much of the land that holds residential uses in Warwick today was farmland a century ago. It is important to note that land use is not the same as zoning. Zoning is the tool a municipality uses to regulate what can be built on a parcel of land and how should it be developed or redeveloped...Like land use, zoning can change over time. For example, parcels that are currently zoned to allow only commercial uses today may one day be changed to allow for a mix of uses, including residential."* [Page 3.9]

1. Residential Land Uses: *"Although land use within the City of Warwick is quite varied, as one would expect in a predominantly suburban community like Warwick, over half of the city's total land area is used for residential purposes. The majority of this land is comprised of single-family residences, with pockets of multi-family dwellings."* [Page 3.9]

Multi-family Residences. *"Multi-family residences are sprinkled throughout the city with the largest concentrations found along major arterials and in the central and western areas of the city. Multi-family properties include apartment and condominium complexes..."* [Page 3.11]

PRESENT PROPERTY CONDITIONS

The property that is the focus of the subject rezone and Major Unified LDP analysis is comprised of two (2) respective parcels ("Property"), individually described below:

1. Assessor's Plat 260, Lot 38: Addressed 0 Commonwealth Avenue. Lot contains approximately 0.67-acres, or 29,300 square feet of total land area. The lot has been utilized in conjunction with the abutting Lot 36, in an accessory manner. The lot is partially occupied by off-street parking and several storage units. The lot is zoned in an A-15 District manner.

2. Assessor's Plat 260, Lot 39: Addressed 211 Commonwealth Avenue. Lot contains approximately 1.2-acres, or 52,289 square feet of total land area, and has historically been

been improved with a single-family residence since minimally 1950. The lot is zoned in an A-15 District manner.

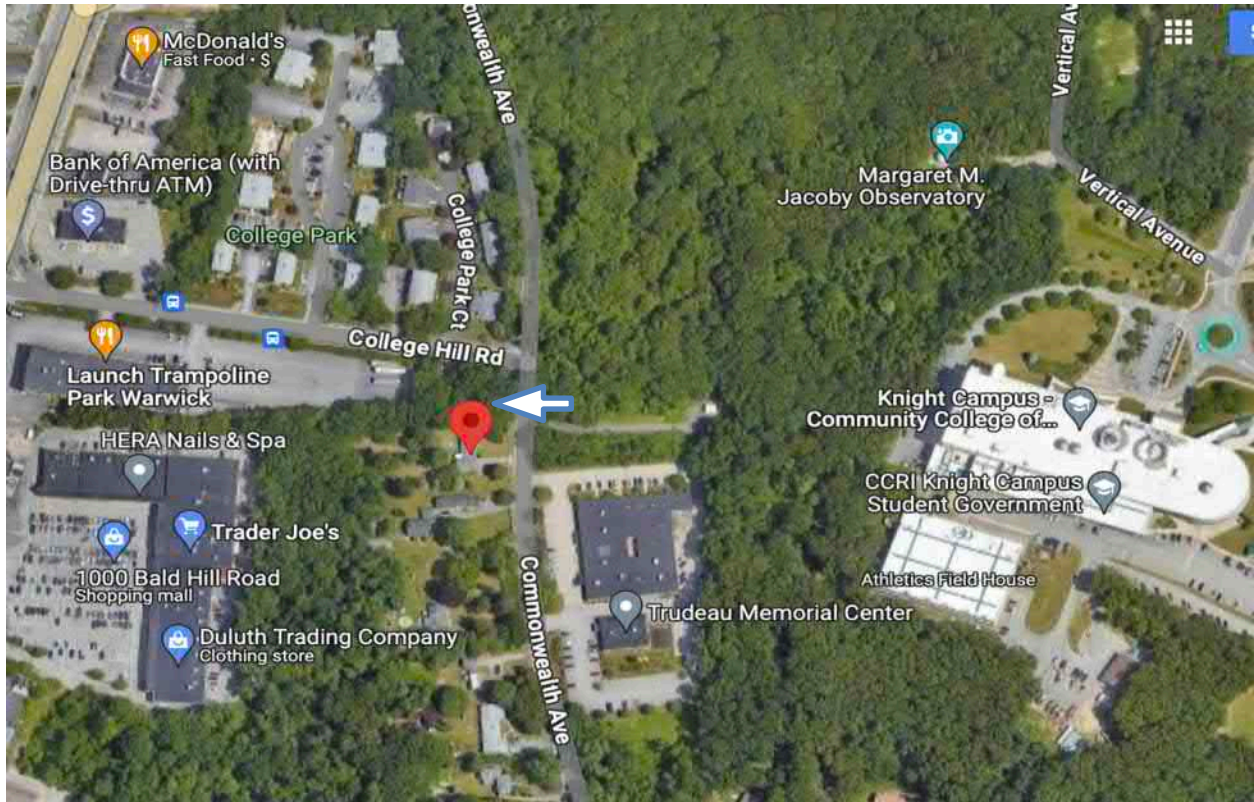
In total, the Property contains approximately 81,589 square feet, or 1.87-acres, and is well under-utilized. The Property is uniquely shaped, in a hockey-stick like configuration, in addition to being uniquely situated at the intersection of Commonwealth Avenue and College Hill Road, being defined as a corner-lot. Furthermore, the Property is situated a mere one parcel distance from Bald Hill Road. There does not appear to be any on-site constraints, thereby evidencing its appropriateness for more intense development.

The Property has approximately 250 linear feet of lot frontage along College Hill Road and approximately 210 linear feet along Commonwealth Avenue. The presence of both multiple and extensive road frontage permits greater latitude and ability to realize a safer design from a vehicular perspective, permitting multiple points of ingress and egress to accommodate residents, visitors and emergency personnel alike. The Property is literally surrounded by a mixture of land uses, inclusive of a variety of commercial, to include some rather intensive commercial plazas. In addition, is the presence of the Community College of Rhode Island ("CCRI"), situated directly to the east across Commonwealth Avenue. Finally, and more importantly, is a mirror residential development to the north, directly across College Hill Road. Presence of such a residential land use, and at a similar density, obviously contributes to evidencing neighborhood compatibility.

Redevelopment will also realize a consistent residential theme along both intersections of Commonwealth Avenue and College Hill Road, in addition to serving in a transitional capacity between the sporadic single-family character to the south and more intensive non-residential character to the west, northwest, and east. Presence of such more intensive residential pockets is not unusual, considering the dire need for residential development and ability to meet said need through appropriate in-fill.

1. Existing Land Use - *"The pattern of existing land uses in the City of Warwick was discussed earlier in this plan in Chapter 3 and exhibits these features:"*

- *"A majority of Warwick's land is occupied by residential uses, with single-family dwellings the predominant residential land use. About two-thirds of the residential uses are at medium densities of two to five units per acre. **Multi-family apartment and condominium developments are scattered around the city and mostly garden-apartment style. Most are located in pods off main roads and lack connections to adjacent land uses.**" [Page 12.6]*



On-site single-family residence with dedicated parking and point of ingress and egress off of Commonwealth Avenue



Interior of the Property



Interior of the Property, detailing the on-site single-family residence.



View of the rear, westerly-most disturbed portion of the Property



The Property is presently zoned in a A-15 District manner. The referenced district is defined pursuant to Section 301.3 'Establishment and Classification of Districts' of the Ordinance, in the following manner.

301.3 - Residence A-15 District (A-15): *"Properties mapped in accordance with subsection 303 of this ordinance and used for low density residential use, comprising not more than one single-family dwelling unit per lot area measuring a minimum of 15,000 square feet."*

The surrounding neighborhood is similarly comprised of a variety of zoning designations, acknowledging that zoning reflects land usage, and not necessarily uniformity. All properties lining the westerly side of Commonwealth Avenue are zoned in a similar A-15 District manner. All properties lining Bald Hill Road are zoned in a General Business District manner, with a singular parcel situated mid-point of College Hill Road zoned in an Office District manner. And finally, the vast acreage dedicated to the CCRI complex is zoned in a A-15 - Institutional Educational District manner.

The corresponding FLUM evidences zoning consistency, land use classification being in agreement with the respective zoning designations. However, most notable is the corresponding land use classification in regard to the Property and proposed redevelopment for high-density residential purposes. The corresponding land use classification is 'Residential - Medium: 1.2 to 6.1 hu/ac'. Therefore, the Property could very well accommodate a low of 2.24 to a high of 11.41-units, while realizing Comprehensive Plan consistency.

It also reflects the appropriateness of the area for multi-unit residential development, as evidenced by the presence of a similar residential development to the immediate north, and presence of an overlay district in conjunction with the approximately 213-acres associated with

CCRI to the east. This is in fact in accordance with the concerns expressed pursuant to the Comprehensive Plan, thereby realizing the types of multi-unit residential development permeating the general area.

The City of Warwick's Vision for 2033: *"Twenty-first century Warwick is a connected, sustainable, and prosperous coastal city of livable neighborhoods and walkable villages—a community that honors and preserves the best from its past, protects and enhances its environment of water and land, provides varied housing opportunities for people across the age and income scale, and supports an increasingly diversified economy. We are strengthening our city and our community to meet the needs of current and new generations of Warwick residents, within the context of our traditions, history, and maritime heritage."*

As acknowledged in the Comprehensive Plan, the community is concerned about the 'inappropriateness of land uses', as well as 'impacts on the residential character.' Therefore, averting the creeping of commercial land usage into nodes appropriate for greater residential intensity, will achieve provision of much-needed housing without any resulting negative impact. Another more general, albeit equally important consideration, is the ever changing residential needs of the community's citizenry, greater density and variety of land usage being in demand. It has already been determined that the area in question is quite capable of accommodating both, given the proximity to similar land uses and serving in a transitional capacity.

Section 1 - 21st Century Warwick: City of Livable Neighborhoods

"For economic and other reasons, Millennials are forming households and having children later in life, are more likely to rent rather than own a house, and are attracted to pedestrian-friendly, mixed-use environments that are more urban in style, even if located in suburban locations....Although most participants in the planning process were older than the Millennials, they were also aware of the need to update Warwick for the new century." [Page 1.2]

2. Sustaining Livable Neighborhoods

Aging populations and the generational transition: *"Like most mature, suburban-style communities, Warwick has an aging population. On the one hand, this means that the City has to continue to pay attention to meeting the housing needs of a growing senior population. Features of the aging of the population will include downsizing of households, more demand for single-level housing, and potentially more demand for subsidized senior housing. On the other hand, the City must begin to think about the generational transition that will take place over the next several decades and the housing preferences and needs of the Millennial Generation now reaching adulthood and forming families."* [Page 7.12]

NEIGHBORHOOD and DENSITY ANALYSIS

The neighborhood analyzed included all properties sandwiched between East Avenue (Route 113) to the north, CCRI to the east, Toll Gate Road (Route 115) to the south, and Bald Hill Road (Route 2) to the west. In total, 57-lots were reviewed, inclusive of the very similar multi-unit residential development situated on Lot 31, which is likewise zoned in a A-15 District manner,

otherwise identified as 'College View Court'. Furthermore, there is a very noticeable mixed-use development pattern, with an almost 60/40 ratio of residentially improved to commercially improved properties, exclusive of the vast 200+ acreage allocated to the CCRI campus. The complete 'Neighborhood Analysis' is attached as an addendum to this report.

Most compelling is the distinctive difference in residential and non-residential character, as you proceed in both a northerly and westerly direction. The southerly end of Commonwealth Avenue, other than a few anomalies, is predominantly low-density residential in land usage. However, the northerly end, extending westerly along College Hill Road, and obviously along the entire stretch of Bald Hill Road, is light to very heavy commercial development. The Property, along with the proximate College View Court, are in the enviable position of being sandwiched between these two (2) land usage dynamics. They will therefore most assuredly serve in the traditional planning concept of transitional land usage; from a hierarchy of light single-family, to medium to higher-density residential, to heavy commercial land usage. In other words, the immediate neighborhood clearly supports development of the Property for high-density residential purposes, and at the prescribed density.

As previously detailed, the proposed density is most appropriate considering the present land use classification pursuant to the Comprehensive Plan FLUM. In fact, the proposed density is even far more in agreement with the FLUM than the immediate College View Court, which has a resulting density of 8.6-units per acre. The following personally obtained photographs detail existing, like neighborhood conditions.

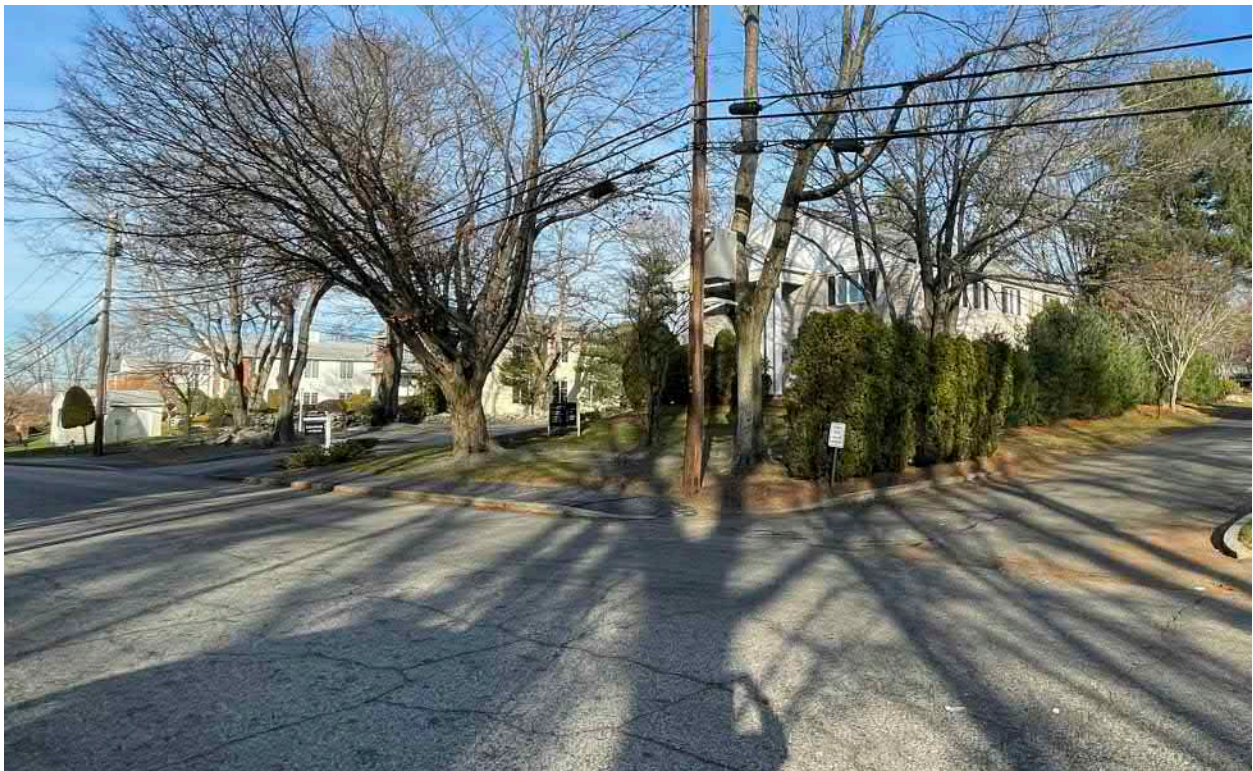
Similar multi-unit residential development situated directly across College Hill Road



Office Facility situated directly across Commonwealth Avenue



Office Condo Development situated diagonally across College Hill Road



DEVELOPMENT PROPOSAL

The Applicant proposes to develop the subject property for multi-unit residential purposes, consolidating said units for purposes of limiting land usage and realizing greater provision of 'green space'. In fact, less than one-third (approximately 33%) of the overall property will be dedicated to the development proper, inclusive of the respective residential facilities and all ancillary improvements (e.g., private driveways). Therefore, in total, upwards of approximately 67% of the overall land resources will be maintained in a landscaped or naturally forested manner. This not only serves as natural buffering, but also averts impacts to the environment, fulfilling the goals and objectives of the Comprehensive Plan.

Natural Resource Recommendations

Strategy B - *"Protect, preserve and enhance natural resource areas adjacent to developed or potentially developed areas."* [Page 4.20]

Action 1 - *"Preserve open space through the promotion of conservation subdivisions on larger development sites, open space acquisition, and sensitive siting of competing land uses."* [Page 4.20]

Action 2 - *"Adopt Low Impact Development Standards for new development, substantial renovations, and undersized properties seeking dimensional variances."* [Page 4.21]

Policy: *"Promote public and private efforts to protect and enhance tree resources."* [Page 4.23]

Strategy A: *"Continue policies and programs that protect, enhance, and increase the city's tree canopy."*

Action 2: *"Promote tree protection and tree planting through review of proposed new development and redevelopment, including in parking lots."*

The proposed development will serve a variety of residential needs, to include seniors downsizing, first-time home-owners, and millennials whom prefer the type of residences proposed. A limitation on residential massing and scale as well as number of bedrooms, not only assures a reduction in overall residential activity (e.g., reduced number of vehicles), but also averts any fiscal impact by realizing almost no children. This is in direct accord with the Comprehensive Plan.

Demand for diverse housing types. "...Today, housing demand is much more diverse, with singles, couples without children, empty nesters, and seniors looking for different kinds of housing. Moreover, as the public participation process for the comprehensive plan has demonstrated, there is demand for walkable, village-like, mixed use environments and transit-oriented development very different from the traditional subdivisions and auto-oriented garden apartment complexes that make up most of Warwick's housing stock. Because this new demand is for denser housing types, it can be accommodated by redevelopment of

underutilized land in already developed areas. By offering new types of housing and amenities, Warwick also has the potential to attract new residents. [Page 7.11]

Market-rate housing need. "Warwick's principal need in terms of market rate housing is to diversify its offerings and to provide housing designed in the community environments that people seek. The establishment of the first Village District zone in Apponaug was the beginning of an initiative to revitalize the city's historic villages that continues with this plan. In addition, creation of mixed use zoning frameworks for redevelopment of faded suburban shopping centers at major intersections will allow for compact, higher-density housing integrated with retail. Housing of this type might be particularly attractive to senior citizens...The compact development types that are lacking in Warwick and which are increasingly in demand do not require reserving large amounts of land for new suburban-style housing." [Page 7.11]

In total, nine (9) town-house style, two-bedroom units are proposed, in addition to retention of the present single-family residence, realizing a total of ten (10) on-site units. The referenced units, exclusive of the single-family residence, will be dispersed across four (4) distinct residential facilities; a single triplex and three (3) duplexes. The development has been thoughtfully considered in every detail, residential positioning and ancillary improvements situated to minimize visual intrusion and maintain as much natural landscaping along the public rights-of-way and in-between abutting residences. The proposed residential facilities will be more-so oriented towards the west and northerly portions of the Property for that express purpose, utilizing the present single-family residence and natural landscaping to visually buffer the development. The single-family residence will continue to be accessed via Commonwealth Avenue, and the rest of the development via a singular point of ingress and egress from College Hill Road, directly aligned with the multi-unit residential development and as distanced from abutting residences as practicable. Even proposed parking will be visually mollified by being predominantly situated mid-point of the Property, thereby utilizing combination of landscaping and proposed residences as the visual focal point of the development. Once again, a design feature that is welcomed by the Comprehensive Plan.

Urban Design Principles - "A few basic, interrelated urban design principles can be applied to public projects and to guide private development projects."

• **"Put parking to the side, to the rear, in structures or underground, with clear signage to direct motorists. Parking is necessary but should not dominate street frontage. Rear parking should not, however, result in buildings that turn their backs on the street frontage..."**

The majority of the units will be furnished with both secured (integrated one-car garage) and exterior (one-car driveway) off-street parking. In total, 26-spaces, exclusive of those associated with the single-family residence, will be furnished, thereby realizing in excess of the minimum 2.5-spaces per unit regulatory compliant parking. Whereas many communities typically

mandate two-spaces per unit, with a corresponding reduction based on reduced bedroom density, the City of Warwick actually mandates a greater quantity. Although, it can be well evidenced that the composition of anticipated residents will generate far less traffic than a typical conventional single-family development. Finally, the Property is improved with all requisite public infrastructure, most notably water and sewer, as well as proximity to an appropriate roadway network quite capable of accommodating a higher-density residential development. Once again, the Comprehensive Plan supports the type of housing proposed because it meets the diverse needs of the City's populace, both present and future. However, such developments are forever getting more difficult to realize, given limited land resources and desire to maintain (as feasibly possible) a green community. Therefore, in-fill development, especially in areas that reflect existing neighborhood characteristics, should be well supported.

The big picture - Challenges and opportunities for a new era of transformation in Warwick's history

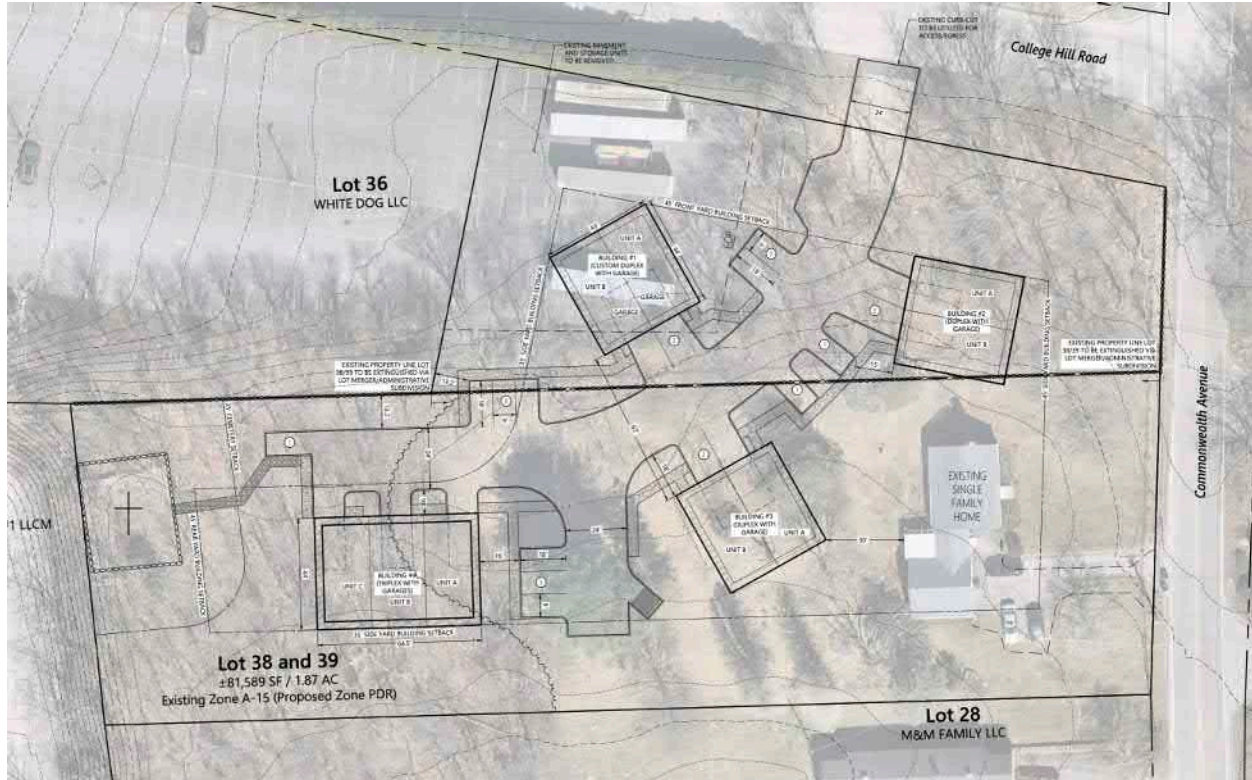
- *"Warwick hasn't been growing. The city's population peaked in 1980 and has declined slightly since then, though **the number of households has increased because households today are smaller and more people live alone.**"*
- *"There is a generational transition from Baby Boomers to Millennials. The post-war and baby-boomer generations that raised families in Warwick's comfortable and safe suburban neighborhoods from the 1950s to the 1990s are getting older. **Some want to age at home while others hope to stay in Warwick but with new housing options...**"*
- **From now on, it's all about redevelopment - "Warwick is a mature community with little undeveloped land. Improvements must come through redevelopment of previously developed land and through upgrading and redesign of public infrastructure and amenities for new residents and new businesses."**

F. Recommendations

Goal 1: *"Warwick has 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."* [Page 7.14]

Policy: *"Support addition of compact housing types such as townhouses, lofts, apartments, cottage developments and conservation subdivisions, in suitable locations."*

The presence of vast lot frontage permits the Property to be developed in a high-density residential manner, while reflecting immediate neighborhood characteristics for purposes of realizing neighborhood compatibility. The overall development will result in a total of ten (10) units, or a density of 5.34-units per acre. This equates to one-unit per 8,145 square feet. This must be contrasted with the corresponding 'Medium-Density' land use classification, pursuant to the FLUM [Page 12.18], which acknowledges a reasonable density range is upwards of 6.1-units per acre, or one-unit per 7,141 square feet.



COMPREHENSIVE PLAN - TEXTUAL CONSISTENCY ANALYSIS

A primary Comprehensive Plan criterion is assuring that existing entities are balanced, or in harmony, with adjacent land uses, most notably being residential neighborhoods. Obviously the Property is surrounded by a mixture of land uses and corresponding zoning designation, to include a mirror residential development directly across College Hill Road to the north. A combination of divergent land uses, while maintaining a degree of similarity, is in direct accord with the Comprehensive Plan.

Future Land Use, Zoning and Urban Design

- *“Retain diverse land uses to support a strong and stable tax base.”*

A. Goals and Policies [Page 12.2]

Goal - “Warwick’s neighborhoods are safe, attractive, well-maintained, and stable.”

- **“Protect and support existing residential neighborhoods.”**
- **“Use the Comprehensive Plan and the zoning ordinance to guide infill and redevelopment.”**

Goal - "Public and private development meets high standards of design."

- **"Ensure that proposed new residential, business and industrial uses are compatible with the character and surrounding area."**

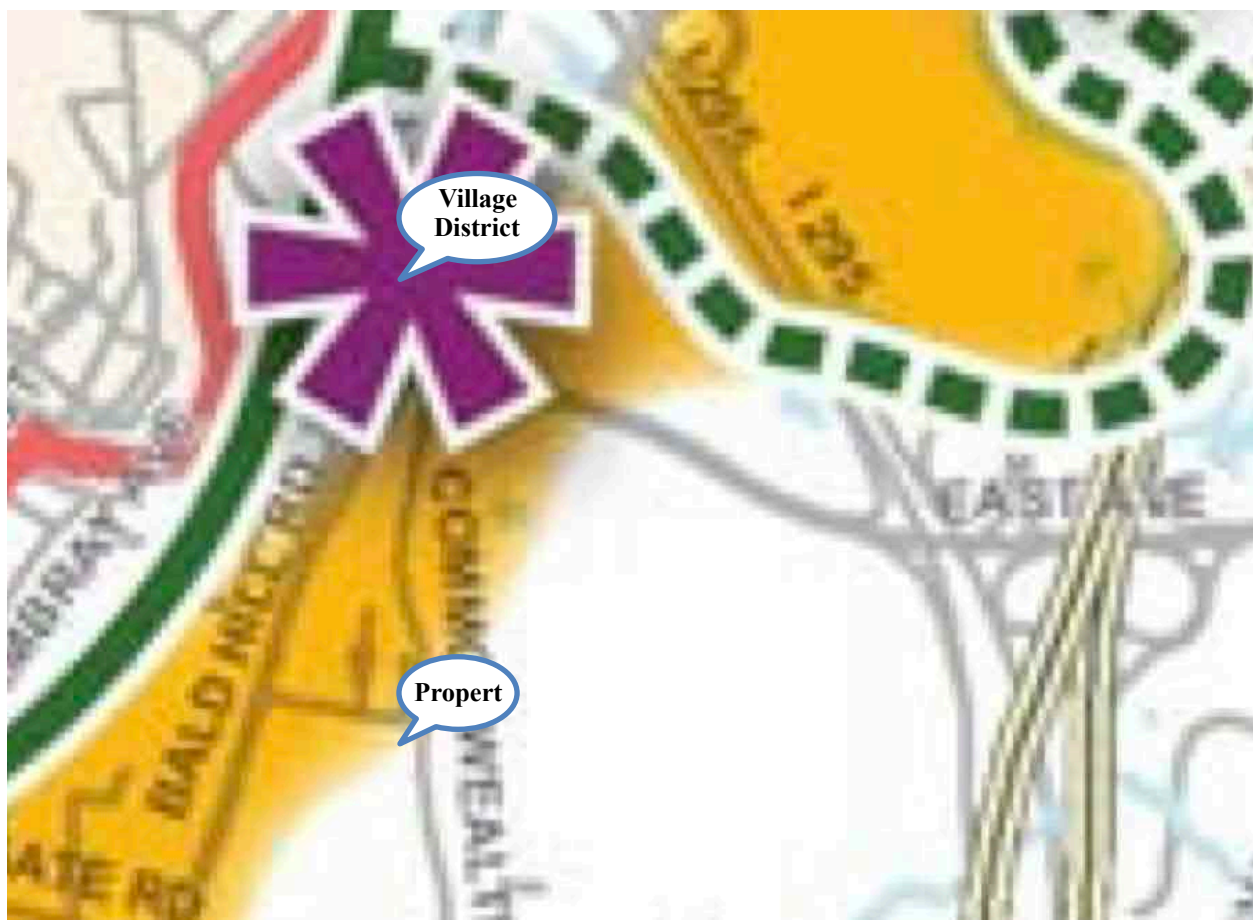
Goal No. 4: 'Warwick's neighborhoods are attractive, well maintained and stable.' [Page 12.29]

Strategy A: 'Protect the character and quality of existing residential neighborhoods as houses are modified and redeveloped to mitigate flooding or for other reasons.'

C. Our 21st Century Priorities - Issues facing the city.

- **"Providing high quality, diverse housing types for households at all income levels - Although Warwick will continue to be a city of predominantly single-family neighborhoods, the city needs to think about where and how to provide high quality housing to meet the needs of an aging population, for all income levels, as well as the preferences and needs of coming generations."** [Page 1.6]

Finally, is the community's desire to spur greater density amidst the various 'Village Districts', realizing a more pedestrian and walkable environment. Although the Property is not directly situated within such a district, it is nevertheless located within proximate distance; nearest being located at the end of the block to the north along East Avenue. The referenced Village District is illustrated below, as detailed in the Comprehensive Plan - Strategic Priorities Map [Page 12.5]



COMPREHENSIVE PLAN - FLUM CONSISTENCY ANALYSIS

The applicant is required by law to evidence consistency with the Comprehensive Plan, and more importantly the "Future Land Use" map. R.I.G.L. 45-24-50 – "Consistency with Comprehensive Plan," specifically grants local communities the authority to amend their Ordinances, when it is done so for the purpose of promoting the public health, safety, morals and general welfare. An Ordinance amendment, including change to the official zoning map, must first evidence consistency with the Comprehensive Plan. Textual consistency has already been affirmed, however there must also be agreement between the FLUM and the proposed zone change. Consistency with the FLUM, which reflects, "*...the preferred or acceptable patterns of land use...*" is legally mandatory. Evidence of this consistency must be satisfied, otherwise RIGL mandates a Comprehensive Plan amendment. This too has already been affirmed, the 'Residential - Medium' land use classification expressly supporting the subject redevelopment proposal and at the prescribed density.

ZONE CHANGE: 'A-15 DISTRICT to 'A-15 - PDR DISTRICT'

A zone change is absolutely mandatory in order to realize successful development of the Property for appropriate higher-density residential purposes. The results of the Comprehensive Plan analysis clearly acknowledges support for development of the Property and appropriate integration into the mixture of surrounding land uses. The applicant thus seeks a zone change of the Property from the present '**A-15 District**' designation to the '**A-15 - PDR District**' designation, reflecting existing neighborhood conditions and fulfilling numerous Comprehensive Plan goals and objectives. The referenced zone change will ensure neighborhood character consistency.

General Principles to Guide Future Land Use [Page 12.15]

- "In general, **locate multi-family development** in mixed-use centers, **on collector or arterial streets**, or where there is nearby access to retail, services, and public transportation."
- "Maintain residential uses on major streets and discourage expansion of commercial uses on these corridors in order to promote consolidation of commercial uses in neighborhood centers, historic villages, City Centre, and Route 2."

MAJOR LAND DEVELOPMENT PROJECT REGULATORY CONSISTENCY ANALYSIS

The Applicant proposes to redevelop the Property in a manner that furthers numerous goals, objectives and policies of the Comprehensive Plan, in addition to realizing neighborhood compatibility. The redevelopment necessitates formal Major LDP review and approval.

Conditional 'Master Plan' approval, in addition to attaining the requisite dimensional relief (discussed below) and an advisory recommendation in regard to the proposed zone change, are required from the PB prior to proceeding onto the City Council. In order to attain Major Unified LDP approval, the applicant must assure the PB that all required findings per Section 8.6 'Required Findings' of the LD Regulations are sufficiently satisfied.

Required Findings: *"For all...development project applications the approving authority...shall make positive findings on each of the following provisions as they apply to the application under review, as part of the proposed project's record prior to approval..."*

8.6.1 'Consistency' - *"The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies."*

This Consultant has completed an extensive analysis of the Comprehensive Plan, in addition to conducting a thorough neighborhood analysis, and is most confident that it is both textually and FLUM consistent. The proposed redevelopment furthers numerous goals, objectives and policies of the Comprehensive Plan, as has been well-detailed throughout this report.

8.6.2 'Compliance with Zoning Ordinance' - *"The proposed development is in compliance with the standards and provisions of the City's zoning ordinance."*

The following Purposes detailed in Section 103 evidences the proposed two-lot subdivision's consistency with the Ordinance. The development agrees with all general purposes, however those that are specifically applicable are referenced below.

103.2 - *"Providing for a range of uses and intensities of use appropriate to the character of the city and reflect current and expected future needs."*

103.3 - *"Provide for orderly growth and development which recognizes:*

(A) *"The goals and patterns of land use contained in the comprehensive plan of the city."*

(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."*

(F) *"The need to shape and balance urban and suburban development."*

(G) *"The use of innovative development regulations and techniques."*

103.5 - *"Provide for the protection of the natural, historic, cultural, and scenic character of the city or areas therein."*

103.11 - *"Promote implementation of the Warwick Comprehensive community plan, as amended."*

There will be several minor dimensional deficiencies that will likewise be pursued in accordance with the newly approved Unified Development Review regulatory process; respective dimensional relief discussed below.

8.6.3 'Environmental Impact' - *"There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions of approval."*

8.6.4 'Buildable Lot' - *"The...development project as proposed, 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..."*

No actual subdivision is proposed, other than an Administrative Subdivision necessary to merge Lo(s) 38 and 39. From a purely land use planning perspective, there does not appear to be any on-site constraints to further intensification of the Property. Regardless, the respective standards of review will be properly addressed by the Applicant's project engineer and architect. Once again, a thorough review of the Comprehensive Plan clearly supports further development of the subject property for higher-density residential purposes. .

8.6.5 'Street Access' - *"All...development project lots shall have adequate and permanent physical access to a public street."*

The subject property will have permanent physical access from both College Hill Road and Commonwealth Avenue.

MAJOR ZONING ORDINANCE - PDR OVERLAY DESIGN STANDARD(S) REGULATORY CONSISTENCY ANALYSIS

The requisite dimensional relief is addressed below, however first is discussion on the respective PRD Overlay 'Design Standards' pursuant to Section 308.2 of the Ordinance.

Section 308.2(A) Building Design - *"Applicants are encouraged to design buildings with varied setbacks and/or varied siting to prevent parallel rows of identical buildings. Principal front or rear walls of a building shall be at least 40 feet from any wall of another building. Any side wall of a building may not be less than 30 feet from any side wall of another building."*

The majority of the development realizes full compliance. Deficiencies are individually addressed below in the next section of this report.

Section 308.2(B) Compatibility - *"The basic design, including proposed style and materials, of the proposed buildings, the relationship between the proposed buildings and the site, and the overall physical appearance of the developments shall be in general harmony with the character of the surrounding residential neighborhood and shall not serve to blight or detract from abutting residences or other property."*

Shall realize full compliance as evidenced by submitted materials and testimony to be presented at the respective hearing by both the project engineer and architect. Mature vegetation will be preserved throughout the perimeter of the Property to ensure appropriate buffering and screening is maintained. Finally, access will be oriented towards the similar residential development situated to the north. Generated vehicular traffic will more likely travel west along College Hill Road, out towards Bald Hill Road, averting impacting abutting residences.

Section 308.2(C) Relation to Utilities and Public Facilities - *“Public sewers, shall be required for all developments of ten dwelling units or more and shall be installed by the applicant. Water lines, storm and surface drainage systems and other utility systems must exist or shall be installed by the applicant.”*

Public sewer and water is available, and will be accordingly connected. Furthermore, all run-off will be properly maintained on-site, in accordance with both local and state regulations.

Section 308.2(D) Relation to Transportation - *“Developments of five units or more shall be located along or provide direct access to major streets and highways.”*

Other than historical single-family access via Commonwealth Avenue, all residences will be accessed via College Hill Road with direct connection to Band Hill Road (Route 2).

Section 308.2(E) Relation to Transportation - *“A minimum of two parking spaces per dwelling unit shall be provided for developments of four (4) units or less and a minimum of two and one-half parking spaces per dwelling unit shall be required for developments of five or more. Off-street parking shall be appropriately landscaped within each parking area as required in Section 700. No outdoor parking space is permitted within any required front or corner side yard and no outdoor parking space or driveway is permitted within 15 feet of any residential building. No outdoor parking space or driveway is permitted within ten feet of any property line. A ten-foot-wide border of grass, vegetation, or other live ground cover is required around the entire perimeter of the site, except for any curb cuts. For standards, see section 505.”*

In total, 26-spaces, exclusive of those associated with the single-family residence, will be furnished, thereby realizing in excess of the minimum 2.5-spaces per unit regulatory compliant parking. Proposed parking will be visually mollified by being predominantly situated mid-point of the Property, thereby utilizing combination of landscaping and proposed residences as the visual focal point of the development.

Section 308.2(F) Vehicular and Pedestrian Access Points - *“All developments shall provide the required minimum frontage along an improved and accepted city street. Principal vehicular access for developments of five or more dwelling units shall be from major streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes as well as traffic dividers shall be provided where existing or anticipated heavy flows indicate need as determined by the planning [sic] director of city plan. In no event shall streets within a planned*

development connect to streets outside the development in such a way as to encourage use of minor streets for through traffic."

The Property has the appropriate lot frontage along two (2) improved major thoroughfares, namely College Hill Road and Commonwealth Avenue. Regardless, the majority of vehicular ingress and egress will be concentrated out onto College Hill Road, directly aligned with a similar residential development and office condo development, as well as being within proximate distance of Bald Hill Road (Route 2).

Section 308.2(G) Yards - *"The location of buildings and structures in the PDR overlay district shall be regulated by subsection 308.3, Development standards. Lots located in more than one zoning district shall be regulated by subsection 303.1."*

There will be several minor dimensional deficiencies associated with the placement and positioning of the residential facilities, as respectively addressed in the next section of this report. However, this is most appropriate, considering clustering realizes preservation of perimeter vegetation for both screening and buffering purposes.

Section 308.2(H) Screening - *"Fences, walls, and/or vegetative screening shall be provided along edges of PDR overlay districts, to protect residents or visitors to such developments from undesirable views, glare, noise or other off-site influences or to protect residents or visitors in adjoining residential districts from similar adverse influences within the PDR overlay district. In both cases, screening shall be designed to control existing or potential adverse views from existing or potential first-floor residential windows in the PDR overlay district or other residential districts. In particular, the following shall be screened:"*

- (1) "Off-street parking areas containing more than ten parking spaces. When nearest portions of noncontiguous parking areas are separated by less than 50 feet of landscaped space, as measured from their nearest points, they shall be considered as combined for computing the number of spaces."*
- (2) "Service areas for storage and collection of trash and garbage."*
- (3) "Utility areas such as sewage pumping stations, electric utility substations and the like."*

Proper vegetative screening and buffering will be maintained, and enhanced as necessary and practicable; to include all parking, trash storage and utilities. However, it must be reemphasized that residential facilities and off-street parking alike has been thoughtfully and purposefully concentrated mid-point of the Property for this very reason.

Section 308.3 'Development Standards' - Addressed below.

UNIFIED 'DIMENSIONAL RELIEF' REGULATORY CONSISTENCY ANALYSIS

There are several minor dimensional deficiencies associated with the redevelopment proposal, all of which have been detailed in the project application submission. They are once again referenced below.

1. Section 308.2(e) - No outdoor parking space is permitted in any area required front or corner since yard and no outdoor parking space or driveway within 15 feet of any residential building.

Relief requested from section 308.2(e) - One of the proposed buildings has a ten (10) foot setback rather than the required 15 feet.

2.) Section 308.3 - The required minimum side yard is 35 feet.

We are requesting relief for the existing building which is located 29 feet from the southerly property line.

3.) Section 308.2(a) - Any side wall of the building may not be less than 30 feet from any sidewalk of another building.

We will be requesting relief because of the location of the existing dwelling.

In addition to the ability to seek dimensional relief by means of the Unified regulatory process via the Planning Board, are the new 'burdens' that must be satisfactorily addressed.

1. *"That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area..."*

2. *"That the hardship is not the result of any prior action of the applicant."*

3. *"That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based."*

4. *"In granting a dimensional variance, that the hardship is suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that the relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted."*

First and foremost, the Property is uniquely shaped, in a hockey-stick like configuration. The unusual configuration necessitates the unique positioning of residential facilities and ancillary improvements (off-street parking, trash storage, etc.) alike. Regardless, it would be the recommendation of this Consultant that the residential facilities be clustered in the manner so proposed, in order to preserve a greater quantity of green space throughout the perimeter of the Property. It also minimizes impervious surface, thereby addressing drainage; reduction in overall runoff. Finally, the clustering of facilities creates a more pedestrian-like environment,

maintaining all improvements in closer walkable distance to one another. All of these conditions further respective goals and objectives of the Comprehensive Plan.

Natural Resource Recommendations

Strategy B - *“Protect, preserve and enhance natural resource areas adjacent to developed or potentially developed areas.”* [Page 4.20]

Action 1 - *“Preserve open space through the promotion of conservation subdivisions on larger development sites, open space acquisition, and sensitive siting of competing land uses.”* [Page 4.20]

Action 2 - *“Adopt Low Impact Development Standards for new development, substantial renovations, and undersized properties seeking dimensional variances.”* [Page 4.21]

CONCLUSION

In summary, this planning consultant professionally believes that the PB should not have any reservation in approving the Unified Master Plan submission and forwarding a positive recommendation to the Warwick City Council in regard to the requested zone change. The proposed changes are purely for the purpose of realizing appropriate residential development. It will also afford proximate neighborhood preservation and protection.