



## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

### MEMORANDUM

**TO:** Stephen P. McAllister, Honorable Council President  
Honorable Warwick City Council Members  
Lynn D'Abrosca, City Clerk

**FROM:** Tom Kravitz, Planning Director/AO *TK*

**DATE:** June 9, 2022

**SUBJECT:** Planning Board Recommendation: Request for a Zone Change:  
Gateway to Intermodal  
**Assessor's Plat 323, Assessor's Lot 523 and 130**  
**2119 Post Road**

**APPLICANT:** Skydra Development, LLC  
858 Washington Street, Suite 305  
Dedham, MA 02026

**ZONING DISTRICT:** Gateway

**PROPOSED ZONING:** Intermodal

**LAND AREA:** 6.51+/-acres

**WARD:** 3

### PROJECT SUMMARY

The Applicant is requesting City Council approval for a modification to the existing zoning on the site (General Business),

The Applicant is proposing to construct two (2), 100-unit residential apartment buildings with associated parking, utilities, landscaping and drainage on the subject parcel. The property has direct access to Post Road (Route 1) and is bounded by the Airport Connector (to the south); Post Road (to the east); the Northeast Rail Corridor (to the west) and commercial properties (to the north). The parcel is currently zoned City Centre Warwick (aka Warwick Station Development District) Gateway and the applicant is seeking a zone change to City Centre Warwick Intermodal (IM). The zone change will afford the development more flexibility with the design, engineering and layout of the site to best accommodate the design requirements of City Centre Warwick.

The following municipal departments have reviewed the proposal project and have posed no objections: Public Works/Engineering, Sewer, Assessor, Building, Water, and Fire. The property is serviced by City of Warwick Sewers and Water and has direct access to Post Road.

### **FINDINGS OF THE BOARD**

At the June 8, 2022 meeting of the Warwick Planning Board, this project and proposed zoning amendment was found to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City's Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60 as further detailed in the attached Conditional Master Plan Decision Letter (Recorded and posted June 9, 2022: Book 10152 Page 296-301).

The Planning Board also found the proposed zoning amendment to be generally consistent with the Comprehensive Plan of the City of Warwick and wholly consistent with the City Centre Warwick Master Plan and also finding the project to be 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 use of innovative development regulations and techniques.
- 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**

The Planning Board voted unanimously (Members in favor: Catalano, Cullion, Gerlach, Penta, Polselli, and Slocum, none abstained, none against) to grant Conditional Master Plan Approval and to forward a favorable recommendation to the Warwick City Council for the requested zone change from Gateway to Intermodal.

The Board included a recommendation that the City Council also rezone the adjacent Assessor's Plat 323 lot 130 from Gateway to Intermodal for the purposes of Zoning Map consistency.

Should the City Council grant favorable action on this petition, the applicant will be required to return to the Planning Board for Preliminary and Final Approvals.

POSTED 6-9-2022



CITY OF WARWICK

DATE POSTED:

FRANK J. PICOZZI, MAYOR

June 9, 2022

Skydra Development LLC  
 c/o Rob Schiavo  
 858 Washington Street, Suite 305  
 Dedham, MA 02026

Rhode Island Airport Corporation  
 2000 Post Road  
 Warwick, RI 02886

RE: Assessor's Plat 323, Assessor's Lot 523  
 2119 Post Road

Dear Applicant,

The following is a positive decision and advisory recommendation for zone change on your application for Master Plan Approval of a Major Land Development Project heard by the Warwick Planning Board at the regularly scheduled meeting held on June 8, 2022. The Planning Board reviewed your proposal to construct a 200-unit, multi-family residential development with associated parking, utilities, landscaping and drainage on the subject parcel.

The 6.51 +/- acre parcel is zoned City Centre Warwick Gateway (G) and is proposed to be rezoned to City Centre Warwick Intermodal (IM). Under the Intermodal zoning, the project as proposed would meet all dimensional, density, height and parking requirements. Two (2), 100-unit buildings are proposed to be four total stories and not exceed the 75' height requirement.

After completion of the Public Informational Meeting, for which notice was served and 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 Meeting, found this proposal to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City's Development Review Regulations, and Subdivision of Land, specifically, RIGL SECTIONS 45-23-60, *PROCEDURE - REQUIRED FINDINGS*, AS FOLLOWS:

1. That the proposal is generally consistent with the *City of Warwick, Comprehensive Plan 2033*, or must satisfactorily address issues where there may be inconsistencies, as follows:
  - a. The City Centre Warwick (aka Warwick Station Development District) Master Plan Implementation Section specifically recommends as part of the Implementation of

---

**PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR**  
**3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009**

the Master Plan to “Create a range of housing opportunities and choices” with the Master Plan “envisioning as much as 675,000 gsf of new multi-family housing to be built east of the rail corridor.” The Plan also includes a Planning Principle for this Transit Oriented Development area (TOD) which states, “include relatively high development density that places a critical mass of transit users near transit stops” (p24). The proposed 200-residential units, located within walking distance to the commuter rail, is wholly consistent with these elements of the City Centre Warwick Master Plan. Also, the project shall contribute \$68,100 to the City in accordance with subdivision regulations recreation payment fee in lieu provisions.

- b. *The Vision for 2033* as outlined in the Warwick Comprehensive Plan, includes a vision statement that “City Centre Warwick is a vibrant live-work-play growth hub with mixed-use, transit-oriented development” and calls for the City to “Focus multi-family and other high density options in City Centre (p.8). The Housing Element (7.14) further identifies the following strategy (Goal 1.A) “Promote a mixture of housing choices in the City as well as mixed-income housing in City Centre within walking distance to commuter rail” . . . and, “to allow higher density housing options . . . in City Centre Warwick.” The proposed project provides high-density housing in a development area that is specifically supported by, and consistent with, multiple elements and policies as identified and contained in the Comprehensive Plan.
  - c. The proposed project will provide an additional 200 housing units within walking distance to the Interlink intermodal center that includes MBTA commuter rail service. Locating high-density residential housing within walking distance to transit is a key component of the Comprehensive Plan is wholly consistent with the Transportation and Circulation Element’s (9.31) proposed Action “Ensure that the redevelopment of City Centre Warwick is conducted in a manner that complements and encourages transit ridership.”
  - d. The proposed project will result in an overall reduction of impervious surfaces and include modern stormwater management infrastructure that will slow the rate of runoff and improve the quality of stormwater discharge from the site. This is consistent with *Chapter 4, Natural Resources* section of the Comprehensive Plan, which states as a Goal that Warwick’s natural resource systems, sensitive water resources and natural habitats are preserved and protected for future generations, with a companion policy to “protect, preserve and enhance natural resource areas adjacent to developed or potentially developed areas.”
2. That the proposal is compliant with the standards and provisions of the City’s Zoning Ordinance in consideration of the following:
    - a. The project is allowed by-right in the Gateway Zone, the applicant is proposing a rezone of the property from Gateway to Intermodal. This change will allow the applicant to design with a more flexible building plate, accommodate a design that

allows for a future pedestrian and automobile connection through abutting properties to the north and to support the project through an investment incentive available only to the Intermodal Zoning District.

3. That there will be no significant negative environmental impacts from the proposed development provided the project meets requirements contained in the RIDEM Stormwater Design and Installation Standards Manual (latest edition), all required permits from RIDEM are obtained, the applicant conforms to all conditions of approval, and appropriate mitigation measures are put in place to maintain consistency with the Comprehensive Plan in future review phases.
4. That the development, 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 in consideration of the following:
  - a. The proposed development is located on a single, 6.5 acre lot with an existing access to Post Road. The applicant has sufficiently demonstrated that the resulting lot will appropriately support development while remaining in conformance with pertinent regulations and building standards.
5. That the proposed development possesses adequate and permanent access to a public street:
  - a. The Applicant provided a Traffic Impact Analysis (Pare Corporation, dated: April 2022) which concluded that “the proposed multi-family apartments will have an insignificant impact to the levels of service on the surrounding roadway network,” and that “the proposed development will have minimal impacts on the traffic capacity and safety operations for the roadways and intersections within the study area.” (p. 18).
  - b. The project will require review by the Rhode Island Department of Transportation (RIDOT) as part of their Physical Alteration Permit (PAP) review which must be completed and submitted with the Preliminary Plan Application.

**ZONE CHANGE FINDINGS – ADVISORY RECOMMENDATION TO CITY COUNCIL**

In addition to the above findings, the Planning Board finds the proposed zoning amendment to be generally consistent with the Comprehensive Plan (as detailed above) of the City of Warwick and finds it also to be 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 use of innovative development regulations and techniques.

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.

Based on the foregoing findings of fact and related stipulations of the Conditional Master Plan approval, a unanimous action by the Warwick Planning Board voted in favor to adopt the presented findings and grant Master Plan Approval and forward a favorable recommendation to the Warwick City Council for the requested Zone Change from City Centre Warwick Gateway (G) to City Centre Warwick Intermodal (IM), with the inclusion of the adjacent Assessor's Plat 323 lot 130 as part of the rezone.

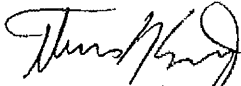
Conditions of Approval:

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. Abandoned rights-of-way must be shown on subsequent submissions.
4. Stations and offsets must be indicated for any changes in property lines along Post Road.
5. That a Storm Water Management Plan shall be submitted in accordance with the latest version of the Rhode Island Storm Water Design and Installation Standards Manual, which is designed to demonstrate a net zero rate of runoff from the proposed development.
6. That the design engineer meet with the City of Warwick Department of Public Works (DPW) engineering staff to review the proposed drainage system, roadway modifications, and other related items prior to submission to the RI Department of Environmental Management (RIDEM) or Rhode Island Department of Transportation (RIDOT).

7. That an Operation and Maintenance Plan for the proposed stormwater collection system be included with the Preliminary Plan submission to the Planning Department.
8. That an adequate number of fire hydrants spaced 300' apart and providing a minimum of 1000GPM. Sprinklered buildings require a hydrant within 100Ft. of the Fire Department Connection.
9. There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.
10. That the applicant design the sewer system to Warwick Sewer Authority (WSA) standards.
11. That the applicant design the water system in accordance with Warwick Water Division (WWD) standards and requirements.
12. That the Applicant provide the following items related to traffic and circulation with their Preliminary Plan application:
  - a. A letter from RIDOT stating that a Physical Alteration Permit (PAP) will be granted for the project, provided necessary bonding, insurance, and any other requirements are met.
  - b. Detailed plans that outline any proposed mitigation measures that seek to minimize or eliminate disruption to the existing traffic flow, as required by RIDOT.
  - c. A review of the entrance driveway as it relates to abutting lot 130 and a design solution to resolving any conflicts with the existing parking for lot 130.
  - d. All corners shall be negotiable by vehicles having an outer tire radius of 50 Ft., Left or Right.
  - e. Plan depicting future private driveway and pedestrian connection to Montebello Road through Assessor's Plat 323 Lots 294, 295, 319.
13. That the Preliminary Plan phase submission include a landscape plan prepared by a registered landscape architect, approved by the City's Landscape Coordinator, that meets all requirements under Section 505 of the City's Zoning Ordinance, and includes the following:
  - a. Plantings, as practicable, within and around any stormwater management basins and swales. Plantings shall include native grasses, perennials, and shrubs that will assist in the control of erosion, uptake and treatment of stormwater, and reduction of any fertilizers or nutrient supplements.
  - b. Enhanced landscaping in all planting areas fronting Post Road. Enhanced landscape areas shall include ornamental perennials, shrubs and trees; LED lighting; stone walls; and/or similar elements that serve to enhance the overall aesthetic of this highly visible vehicular thoroughfare and key entries to interior residential neighborhoods. Such landscaping shall be consistent with the City Centre Warwick Design Manual.
  - c. Preservation of existing healthy trees and shrubs to the extent practicable.

- d. The integration of signage with hardscape and soft-scape landscape elements (i.e. stone sign base, integration of signage into a wall, and/or accentuating plantings) and additional internal pedestrian connections where feasible.
14. That the Preliminary Plan submittal include a photometric site plan, and specifications for all exterior lighting. Site lighting shall be Dark Sky compliant, to the extent practicable. All exterior lighting and signage shall be designed to minimize negative impacts on neighboring properties. Glare from outdoor lights, signs, and from the movement of vehicles on site shall be shielded from the view of adjacent properties.
15. That the Preliminary Plan submittal shall include location, details, and color elevations of all proposed signage. All signage shall be subject to approval by the Administrative Officer to the Planning Board and conform to the standards of the Warwick Zoning Ordinance, Section 800 and City Centre Warwick Design Manual.
16. That the Preliminary Plan submittal include updated color elevations of the proposed building façade. Elevations shall be consistent with the City Centre Warwick Design Manual as evidenced by an architectural narrative demonstrating compliance with said manual.

The above decision and advisory recommendation represents an accurate depiction of the Planning Board record on this application as discussed on June 8, 2022.



Tom Kravitz, City Planning Director and Administrative Officer  
Warwick Planning Board

Cc: Joseph Shekarchi

RECORDED  
Jun 09, 2022 11:06A  
Lynn D'Abrosca  
City Clerk  
City of Warwick, RI