

# Master Plan Project Narrative

For a Proposed

## Five (5) Unit Multi-Family Development

68 Greene Street and 2562 Post Road  
Warwick, Rhode Island  
AP 344, Lots 101 & 493

**Prepared for:**

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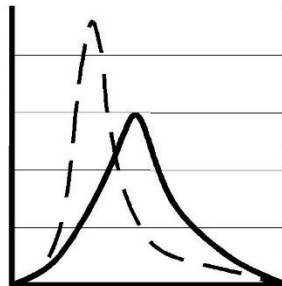
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**Submitted by:**

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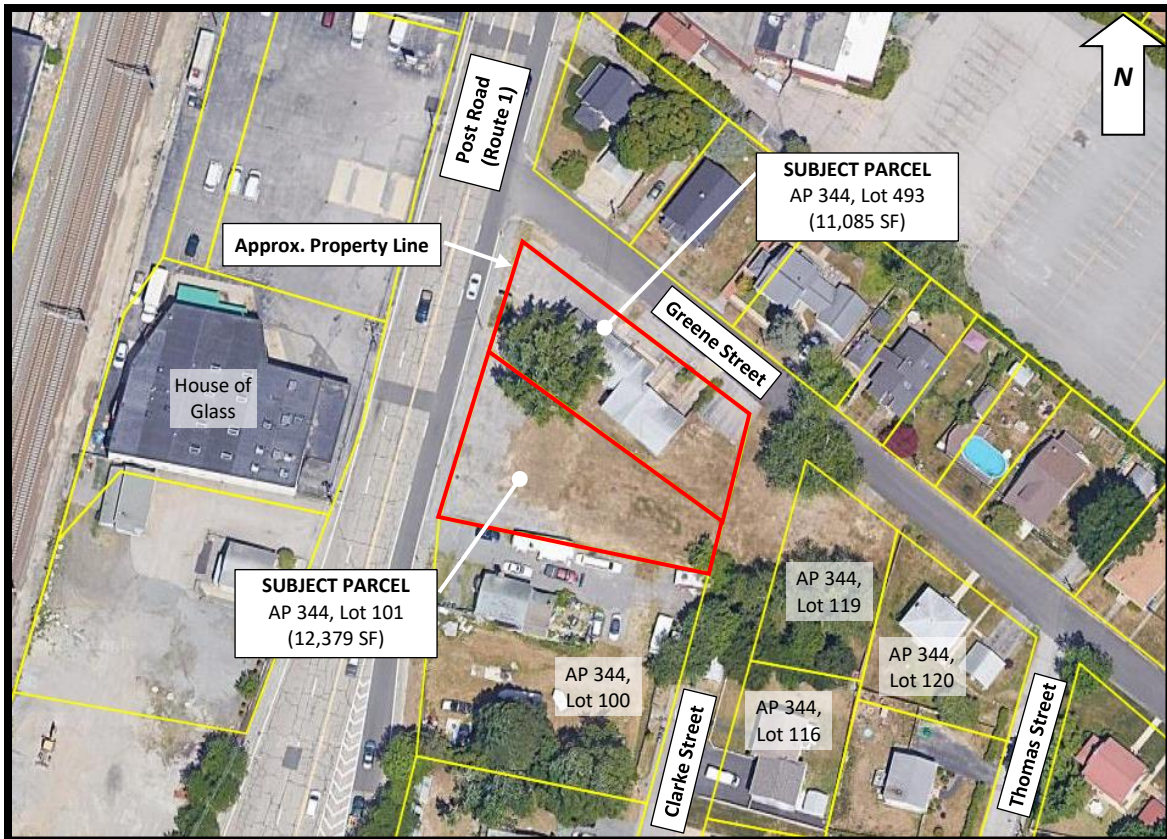
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## **1 INTRODUCTION**

On behalf of our client, Mr. Kevin Murphy, Joe Casali Engineering, Inc. (JCE) has prepared the following Project Narrative to identify existing and proposed conditions related to a proposed Multi-Family Residential Development on Tax Assessor's Plat Map (AP) 344, Lots 101 and 493 located at the intersection of Greene Street and Post Road in Warwick, Rhode Island. The project will require a Zone Change incorporating the Planned District Residential-Limited (PDR-L) Overlay to allow multi-family residential development.

## 2 SITE LOCATION AND PHYSICAL DESCRIPTION

Based on previous surveys and Plat Maps for the project area, the two subject parcels have a combined area of 23,464 square feet (0.54 acres). The subject parcel is located at 68 Greene Street and can also be identified as AP 344, Lot 493. The property currently contains a two-story office building (“Greenwood Building” at 2550 Post Road / 62 Greene Street) and associated parking formerly utilized by the New England Institute of Technology. The total area of the parcel is approximately 11,085 square feet. The adjacent parcel, AP 344, Lot 101 contains 12,379 square feet of vacant land at 2562 Post Road. The property was formerly occupied by a single-family residence. These two parcels are bound by Greene Street to the north, the unimproved portion of Clarke Street to the east, a residential property to the south (AP 344, Lot 100), and Post Road to the west. Two of the properties are currently zoned Office District (O), with AP 344, Lot 493 being Office with the Institutional-Educational (IE) overlay district.



***Figure 1 – Locus Map***  
NOT TO SCALE

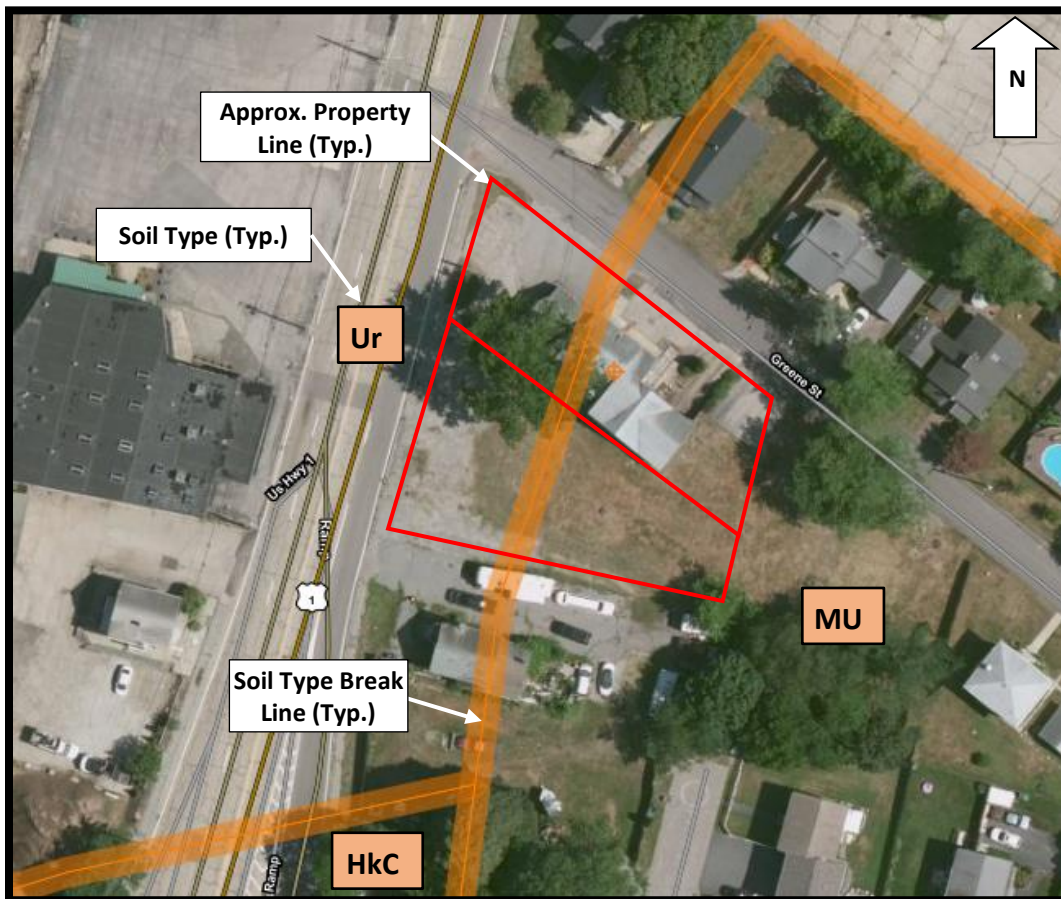
## 2.1 Wetland Resources

According to the Rhode Island Department of Environmental Management’s (RIDEM) Environmental Resource Mapping, there are no known existing wetland areas on or immediately adjacent to the subject parcel.

## 2.2 Soils

According to the *Web Soil Survey*, prepared by the US Department of Agriculture, Soil Conservation Service, the soils on the site consist of Merrimac-Urban land complex, 0 to 8 percent slopes (MU), and Urban land (Ur) as shown on Figure 2 – Soils Map.

Merrimac-Urban land complex (MU) typically consists of loamy glaciofluvial deposits derived from granite, schist, and gneiss over sandy and gravelly glaciofluvial deposits derived from granite, schist, and gneiss. Merrimac-Urban soil has a very low runoff class and low available water storage. Merrimac-Urban soils are identified under Hydrologic Soil Group A. Urban land (Ur) soils consist of human transported materials.

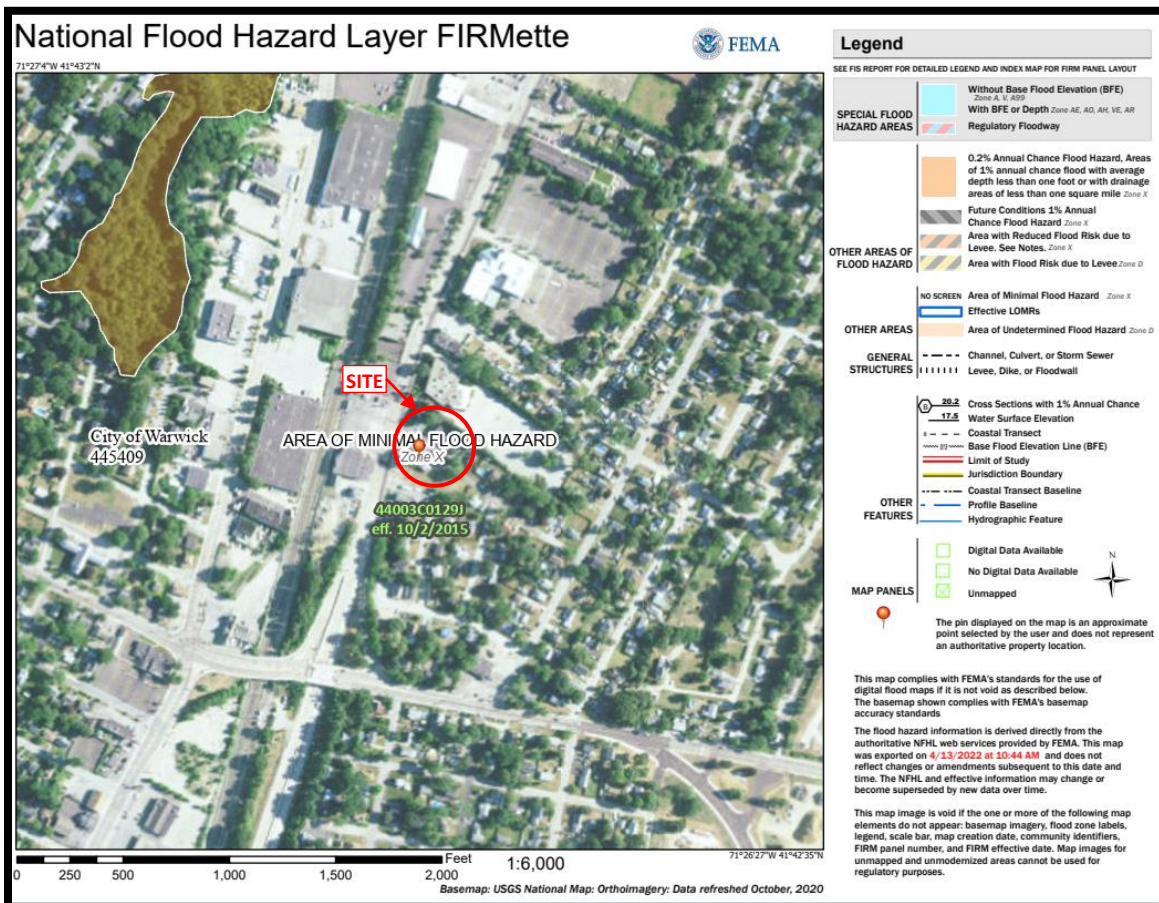


***Figure 2 – Soils Map***  
NOT TO SCALE

Soil evaluations are scheduled to be completed as the project progresses. The soil evaluations will be used to determine the seasonal high groundwater table, limit to impervious ledge and percolation rates. The soil evaluations will be used in the drainage design.

### 2.3 Flood Zone Classification

The site is located on the Flood Insurance Rate Map (FIRM) for the City of Warwick, Rhode Island, Map No. 44003C0129J, effective October 2, 2015. According to this FIRM, the site lies within Zone X, which is defined as areas determined to be outside of the 0.2% annual floodplain.



***Figure 3 – FEMA Flood Insurance Rate Maps***  
NOT TO SCALE

### 2.4 Watershed

The site lies within the Greenwich Bay Watershed (ID No. 01090040903). Stormwater from the site ultimately discharges to Three Ponds (ID. No. RI0006017L-02). Impairments include total phosphorous, non-native aquatic plants, copper, dissolved oxygen, and lead.

Any development of the subject parcels will require a stormwater management design in accordance with the Rhode Island Stormwater and Installation Standards Manual (RISDISM) implemented in December 2010, amended March 2015, and will be required to mitigate impairments identified for Three Ponds.

## 2.5 Recreational Resource Inventory

There are no known existing public, recreational or cultural resources within the subject site. The parcel is not located in a historic planning district, land conservation area or natural heritage area.

## 2.6 Zoning

Based on the City of Warwick’s Web Geographic Information System (GIS) Maps, AP 344, Lots 101 and 493 lie within the Office District (O) with AP 344, Lot 493 also incorporating the Institutional-Educational (IE) overlay district.

Detached single-household residential uses in O districts are subject to the dimensional requirements of the A-7 district. The following are the current dimensional requirements for the A-7 district (permitted uses in all residences districts):

| Requirement                 | A-7 Zone Req’d |
|-----------------------------|----------------|
| Minimum Lot Area            | 7,000 sq. ft.  |
| Minimum Lot Width           | 70 ft.         |
| Minimum Lot Frontage        | 70 ft.         |
| Minimum Front Yard          | 25 ft.         |
| Minimum Side Yard           | 8 ft.          |
| Minimum Rear Yard           | 20 ft.         |
| Maximum Structure Height    | 35 ft.         |
| Minimum Landscape Open Area | 10%            |

## 2.7 Easements

Based on a Title Report for the subject properties, there is a sewer easement recorded on Book 539, Page 45 that encumbers the project area. A Class I Property Line Survey is in progress for the subject properties that will determine if this easement is still relevant to the project.

## 2.8 Utilities

Water: A 6-inch CI water main exists within Greene Street and a 16-inch CI water main exists within Post Road. Existing water utility infrastructure is owned and maintained by the Warwick Water Department.

**Sewer:** An 8-inch PVC gravity sewer main exists within Greene Street. Existing sewer utility infrastructure is owned and maintained by the Warwick Sewer Authority.

**Electric/Communications/Gas:** Electric and communication services are available via overhead lines along the north side of Greene Street. Electrical poles and associated utilities are owned and maintained by National Grid. A 6-inch PE gas main is available within both Post Road and Greene Street.

### 3 PROPOSED MULTI-FAMILY DEVELOPMENT

#### 3.1 Subdivision Design and Zoning

The proposed project requires a Petition to the City Council for a Zone Change incorporate the Planned District Residential – Limited (PDR-L) overlay to allow multi-family residential development on the subject parcel. The current underlying zone of the subject properties is the Office District (O). The PDR-L overlay district may be permitted in underlying office and general business districts. In these cases, the residential density and dimensional requirements shall be the same as the A-7 District (A-7). The proposed Zone Change will rezone all the project parcels to Office (PDR) Planned District Residential Overlay. The proposed development has been designed to conform to the requirements of an A-7 Zone under the Planned District Residential-Limited (PDR-L) standards, as described within Section 308 of the City of Warwick Zoning Ordinance. The existing onsite office building will be razed for the development of a five (5) unit multi-family development consisting of (2) residential structures.

Per Section 308.3(A) of the City of Warwick Zoning Ordinance, the following are the dimensional requirements for a PDR-L multi-family development having a total of three (3) to nine (9) dwelling units:

| Requirement                                  | PDR-L Zone Req'd |
|--|------------------|
| Minimum Lot Area                             | 20,000 sq. ft.   |
| Maximum Density<br>(dwelling units per acre) | 9                |
| Minimum Frontage                             | 135 ft.          |
| Minimum Lot Width                            | 135 ft.          |
| Minimum Front and Corner Side Yard           | 30 ft.           |
| Minimum Side Yard                            | 20 ft.           |
| Minimum Rear Yard                            | 30 ft.           |
| Maximum Structure Height                     | 35 ft.           |
| Minimum Landscape Open Area                  | 20%              |



Per the dimensional requirements above, nine (9) dwelling units per acre are allowed within a PDR-L development. The Applicant is proposing to abandon approximately 3,962 sq. ft. of the unimproved portion of Clarke Street. The total area of the two subject parcels and the abandoned portion of Clarke Street yields a total combined project area of 27,427 square feet. The maximum density for this lot is 6 dwelling units.

The dwelling units will be located within two (2) detached residential structures. A triplex structure is proposed along Post Road and has an approximately 3,120 square foot footprint. A duplex structure with an approximately 1,760 square foot footprint is proposed east of the triplex building. These structures will be accessed via a 22-foot-wide driveway off Greene Street.

Per City of Warwick Zoning Ordinance Section 308.2 (E), a minimum of two and a half (2.5) parking spaces are required per dwelling unit for developments of four (4) units or more. Thirteen (13) off-street parking spaces are required. Sixteen (16) parking spaces are proposed, which includes a single-car garage provided for each dwelling unit. Due to the unique characteristics of the subject parcel having three (3) front/corner yard setbacks, relief will be required to locate off-street parking within the front yard. Other project improvements include perimeter landscaping, stormwater management, and utility connections.

### **3.2 Utilities**

Water: A 6-inch CI water main exists within Greene Street and a 16-inch CI water main exists within Post Road. Domestic water will be provided to the proposed residential structures. The water service design will require review and approval by the Warwick Water Division.

Sewer: An 8-inch PVC gravity sewer main exists within Greene Street. New sewer services are proposed to the proposed residential structures. The sewer services will require review and approval by the Warwick Sewer Authority.

Electric/Communications: Electric and gas services are proposed to connect to existing National Grid Services within Greene Street. Coordination with National Grid Gas and Electric will be required.

### **3.3 Local Permitting Requirements**

#### **3.3.1 Warwick Planning Board**

The proposed Major Land Development will require approval by the Warwick Planning Board of Review and a positive recommendation to the Warwick City Council for a

roadway abandonment and zone change. The project will be reviewed under the category of Major Subdivisions and Major Land Development Projects. The project will require four (4) stages of review: (1) Pre-Application, (2) Master Plan, (3) Preliminary Plan and (4) Final Plan.

### 3.3.2 Warwick City Council

On behalf of the applicant, Mr. Kevin Murphy c/o Mr. Joe Shekarchi, Joe Casali Engineering, Inc. (JCE) will respectfully request to abandon a portion of Clarke Street. Said section of Clarke Street is a paper street that is currently not in use.

The Applicant wishes to petition the City Council for a Zone Change of the subject parcels to Office District (O) with the Planned District Residential-Limited (PDR-L) overlay for the purpose of developing multi-family residential units.

The following list of relief is anticipated:

- Per Section 308.2(D) of the Zoning Ordinance: Developments of five units or more shall be located along or provide direct access to major streets and highways; and
- Per Section 308.2(E) of the Zoning Ordinance: 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. or driveway is permitted within ten feet of any property line

### 3.3.3 Fire Department

The proposed project's layout will require review and approval from the City of Warwick Fire Department.

### 3.3.4 Warwick Water Division

The project will require a filing with the Warwick Water Division for review and approval.

### 3.3.5 Warwick Sewer

The project will require a filing with the Warwick Sewer Authority for review and approval.

### 3.3.6 Warwick Department of Public Works

The project will require a soil erosion permit from the Warwick Department of Public Works, Engineering Division, for the proposed site improvements.

### **3.4 State Permitting Requirements**

#### **3.4.1 Rhode Island Department of Environmental Management (RIDEM)**

Depending upon the design of the stormwater management system, the proposed project will require a Groundwater Discharge Permit from the Rhode Island Department of Environmental Management (RIDEM).

#### **3.4.2 Rhode Island Department of Transportation (RIDOT)**

The proposed project will require a Physical Alteration Permit (PAP) from the Rhode Island Department of Transportation (RIDOT) for the proposed change in use.