



## CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

### MEMORANDUM

**TO:** Honorable Steve Merolla, Council President  
Warwick City Council Members  
Lynn D'Abrosca, City Clerk

**FROM:** William J. DePasquale, Jr. AICP *wt*  
Planning Director

**DATE:** November 14, 2019

**SUBJECT:** Zone Change-Recommendation  
Assessor's Plat 270; Assessor's Lot: 81  
165 Cadora Avenue

**APPLICANT:** Zarrella Development

#### Project Scope

The Applicant is requesting a recommendation to the City Council for a Zone Change from A-7 Residential to A-7 Planned District Residential-Limited (PDR-L), with an exemption from the City of Warwick Zoning Ordinance for less than required land area, to for the development of (2) two-residential dwelling units.

#### Planning Board Findings

At the September 11, 2019 regularly scheduled Planning Board Meeting, the Planning Board found the Zoning Amendment to be generally consistent with the *City of Warwick Comprehensive Plan 2033*, specifically, that the proposed development is generally consistent with the Comprehensive Community Plan criterion that it be consistent with the surrounding area. The proximate land uses found in the immediate vicinity are single-family, multi-family, business and public utility. The Planning Board also found the proposed development to be consistent with: Chapter 12 of the City of Warwick Comprehensive Plan, specifically, the section entitled "*Future Land Use, Zoning and Urban Design: Goals and Policies*," which promotes developments "*that are safe, attractive, well-maintained and stable... ones designed to "protect... and support...existing residential neighborhoods;"*"

- It further promotes... *“Public and private development that meet high standards of design by ensuring that proposed new residential development is compatible with the character and of the surrounding area;”*
- Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its “Recommendations” section lists as Goal 1, the City should work to provide *“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, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments...in suitable locations;”*

Additionally, the Planning Board found:

1. That the City’s Engineering Division, Sewer Authority, Water Division, Building Department, Fire Department, Tax Collector, Tax Assessor, Conservation Commission, Harbor Management Commission, Historic District Commission, Cemetery Commission and Land Trust have reviewed the proposal and have no objection to the proposed zone change.

The Planning Board also found the proposed Zoning Amendment to be generally consistent with the following purposes of the City’s Zoning Ordinance, as presented in Section 100, “Title and Purpose”, as follows:

- 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
  - 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
- 103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe and sanitary housing, including opportunities for the establishment of low and moderate income housing.

Ms. Bataille, seconded by Ms. Polselli, having adopted the Planning Department's Master Plan Findings and Recommendations, (Decision Letter Attached) made a motion to forward a favorable recommendation to the City Council for a Zone Change from A-7 Residential to A-7 Planned District Residential-Limited Overlay, with an exemption from the City of Warwick Zoning Ordinance for less than required land area and the following stipulations:

1. That any deviation to the Approved Parking configuration showing a 24' wide driveway to accommodate a minimum of (2) two car, side-by-side parking for each unit shall be reviewed by the Administrative Officer to the Planning Board.
2. That any deviation to the Approved Landscape plan, shall be reviewed by the Administrative Officer to the Planning Board.
3. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development Plan by the Planning Board or its authorized designee.

Mr. Catalano, Ms. Gerlach, Mr. Hemond, Mr. Gambardella, Mr. Holmes and Mr. Slocum, voted in favor, with Mr. Bergantino absent; motion passed.



## CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

September 26, 2019

Zarrella Development  
PO Box 1506  
East Greenwich, RI

To Whom It May Concern:

The following is the decision on your application for Master Plan Approval of a Major Land Development Project, located at 165 Cadora Avenue; further identified as Assessor's Plat: 210; Assessor's Lot: 81, heard by the Warwick Planning Board on September 11, 2019, for Master Plan Approval. The Applicant is proposing to raze the existing single-family dwelling to allow for the development of (2) two-residential dwelling units on a 10,400 square foot parcel, with less than required land area, 10,500 square feet required, 10,400 square feet proposed. The Applicant also requested a favorable recommendation to the City Council for a Zone Change from A-7 Residential to A-7 Planned District Residential-Limited (PDR-L), with an exemption from the City of Warwick Zoning Ordinance for less than required land area.

After completion of the public informational meeting for which notice was served and a record 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, makes the following finding, that the subdivision, as proposed, is 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 Statement 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 proposed development is generally consistent with the Comprehensive Community Plan criterion that it be consistent with the surrounding area. The proximate land uses found in the vicinity are single-family, multi-family, business, and public utility. The Planning Department also finds the proposed development to be consistent with: Chapter 12 of the City of Warwick Comprehensive Plan, specifically, the section entitled "Future Land Use, Zoning and Urban Design: Goals and Policies," which promotes developments "that are safe, attractive, well-maintained and stable... ones designed to "protect... and support... existing residential neighborhoods;"
  - It further promotes... "Public and private development that meet high standards of design by ensuring that proposed new residential development is compatible with the character and of the surrounding area;"

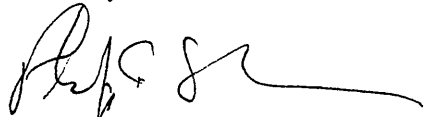
- Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its "Recommendations" section lists as Goal 1, the City should work to provide "a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments...in suitable locations;"
2. That the Project, as proposed, is *not in compliance* with the standards and provisions of the City's Zoning Ordinance and therefore requires a City Council Zone change from A-7 Residential to A-7 Planned District Residential-Limited (PDR-L), with an exemption from the City of Warwick Zoning Ordinance for less than required land area.
  3. That, the proposed development is not within 200' of a wetland; therefore, at the Master Plan Phase, it does not appear that there will be significant negative environmental impacts from the proposed development.
  4. That, at the Master Plan Phase, the development, as proposed, does not appear to 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.
  5. That the proposed Project possesses adequate access along Cadora Avenue.
  6. That the development, as proposed, will have access to Municipal Water and Sewer.

Based on the foregoing findings of fact, the Warwick Planning Board voted to grant Master Plan Approval, with the following stipulations:

1. That the Applicant shall submit a Preliminary Development Plan that shall comply with the Rules and Regulations for Professional Land Surveyors, Effective November 25, 2015.
2. That the Applicant shall submit a Preliminary Plan that shall comply with Appendix C, Major Subdivision/Land Development Application, of the Development Review Regulation governing Subdivisions, Land Development Projects, and Development Plan Review, Effective January 1, 1996; Amended January 01, 2000 and March 14, 2001, which shall include, but not be limited to:
  - Correct the Zoning Data Table
  - Note a 1" Water Service
  - Note a minimum 24' wide driveway to accommodate a minimum of (2) two car side-by-side parking for each unit.
3. That, prior to the submission for the City Council Zone Change, the Applicant shall coordinate a meeting with the neighbors to address outstanding concerns.

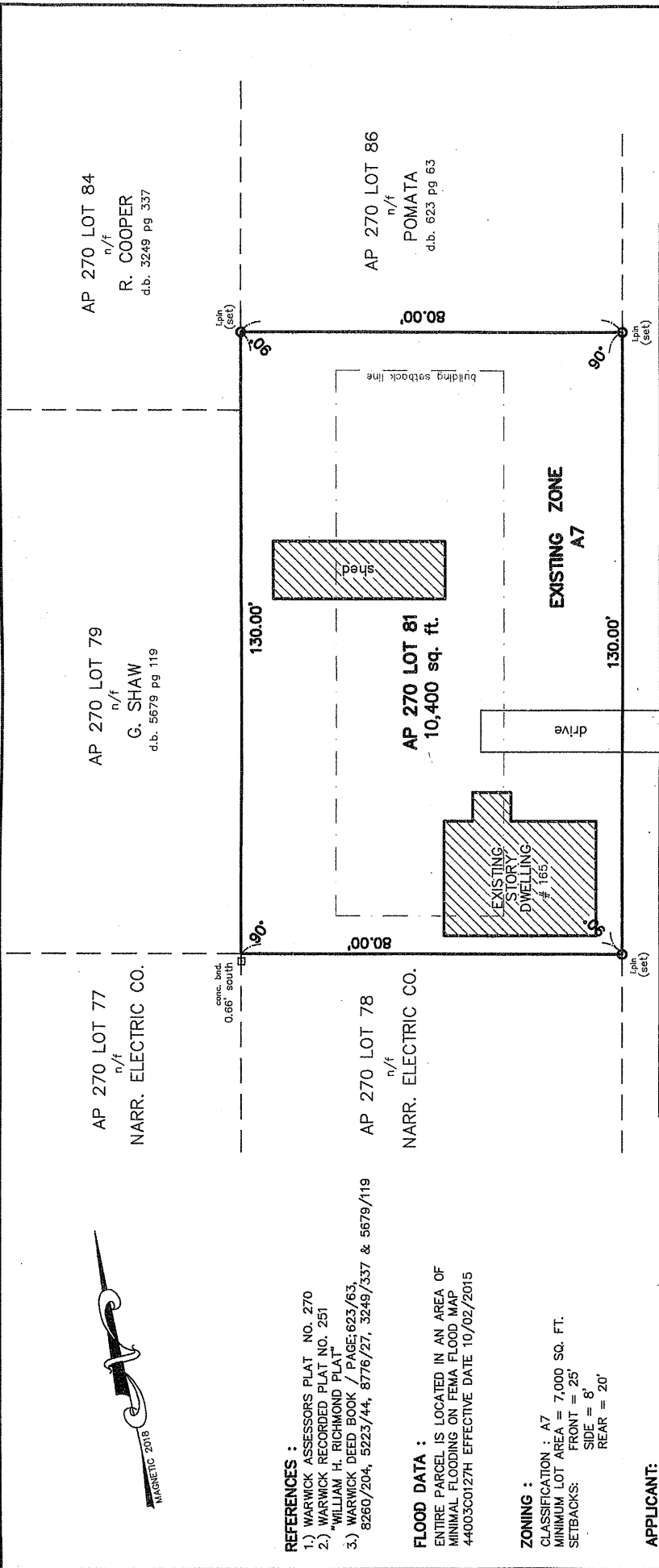
4. That, prior to Preliminary Approval, the Applicant shall submit a Stormwater Management Plan in accordance to RI Stormwater Design and Installation Standards Manual, DTD, December 2010, designed to demonstrate a zero-net runoff from the proposed development.
5. That the Project Engineer shall inspect the installation of the Stormwater Management System and submit a certification that the construction substantially conforms to the approved plans. Additionally, the Project Engineer shall prepare an As-Built plan of the system; highlighting any deviations from the approved plan; changes from the approved design plan will require prior authorization from the Approving Authority.
6. That the Property Owner shall be responsible for the operational maintenance of the drywells. Maintenance Records must be kept long-term; the Property Owner may be required to produce these records, by a Regulatory Agency, in the future.
7. That, prior to Preliminary Submission, the Applicant shall coordinate with the City's Water Division regarding domestic water connection.
8. That, prior to Preliminary Submission, the Applicant shall coordinate with the City's Sewer Authority regarding connection.
9. That the Preliminary Plan shall note existing trees, not directly impacted by the proposed multi-family dwelling or other required infrastructure, which shall be preserved and protected. Dripline tree protection shall be installed prior to the commencement of construction.
10. That the Preliminary Plan shall note (1) one 2"-2.5" deciduous shade tree for every 50' of frontage along the existing Cadora Avenue frontage and a staggered evergreen hedge and fencing along the southern, western, and northern property line. If due to construction constraints the Applicant is unable to install all required Landscaping, the Applicant/Developer shall pay a "Fee-in-Lieu" of Landscaping.

Sincerely,



Philip Slocum, Chairman  
Warwick Planning Board

RECORDED  
Sep 26/2019 09:33A  
Lynn D'Abrascia  
Acting City Clerk  
City of Warwick, RI



**REFERENCES :**

- 1.) WARWICK ASSESSORS PLAT NO. 270
- 2.) WARWICK RECORDED PLAT NO. 251
- 3.) WILLIAM H. RICHMOND PLAT
- 8260/204, 5223/44, 5223/44, 8776/27, 3249/337 & 5679/119

**FLOOD DATA :**

ENTIRE PARCEL IS LOCATED IN AN AREA OF MINIMAL FLOODING ON FEMA FLOOD MAP 4400300127H EFFECTIVE DATE 10/02/2015

**ZONING :**

CLASSIFICATION : A7  
 MINIMUM LOT AREA = 7,000 SQ. FT.  
 FRONT = 25'  
 SIDE = 8'  
 REAR = 20'

**APPLICANT:**

ZARRELLA DEVELOPMENT  
 P.O. BOX 1506  
 EAST GREENWICH, R.I.  
 02818

**SURVEY CERTIFICATION:**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

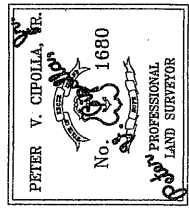
TYPE OF SURVEY: MEASUREMENT SPECIFICATION  
 CLASS I  
 CLASS II  
 COMPREHENSIVE BOUNDARY SURVEY  
 PLANIMETRIC DATA

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERFORM PROPERTY SURVEY AND SHOW PROPOSED HOUSE CONSTRUCTION

**EXISTING CONDITIONS PLAN**

AP 270 LOT 81  
**WARWICK, R. I.**  
 1" = 20' MAY 8, 2019

**PETER V. CIPOLLA, JR.**  
 professional land surveyor  
 P.O. BOX 8662  
 CRANSTON, R.I. - 02920  
 401-944-9333



BY: PETER V. CIPOLLA, JR. - RIPLS # 1680  
 COA # LS-484

