




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 
Planning Director

DATE: August 24, 2020

SUBJECT: Zone-Change Recommendation
581 Oakland Beach Avenue/Portion (see attached)
Assessor's Plat 360; Assessor's Lot: 71
Oakland Beach Avenue
Coburn Street

APPLICANT: Zarrella Development, A. Sevigny, K. Sevigny, & D. Perreault

Project Scope

The Applicant is requesting a recommendation to the City Council for a zone change on a portion of Assessor's Plat 360; Assessor's Lot: 71. The Applicant is requesting an A-7 Planned District Residential-Limited (PDR-L) Overlay Zoning District for (2) lots; (1) one new 81,233 square foot lot, with an existing two-family dwelling and to legalize a third-dwelling unit in an existing, non-conforming cottage; and (1) one new 10,517 square foot lot for the development of a new two-family dwelling; both lots meeting and exceeding the requirements of the A-7 Planned District Residential-Limited, (PDR-L) Overlay Zoning District.

Planning Board Findings

1. At the February 12, 2020 regularly scheduled Planning Board Meeting, the Planning Board found the Zoning Amendment to be generally consistent with Article 1 "Purposes and General Statements of the City's Development Review Regulations" and 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 parcels are zoned A-7 with proximate single-family and multi-family residential land uses within the 200' radius. 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 City’s Engineering Division, Sewer Authority, Water Division, Building Department, and Fire Department have reviewed the proposal and have no objection to the proposed zone change.

Additionally, the City’s Conservation Commission, Harbor Management Commission, Historic District Commission, Cemetery Commission Land Trust, and Tax Collector have reviewed the proposal and have no objection to the proposed zone change.

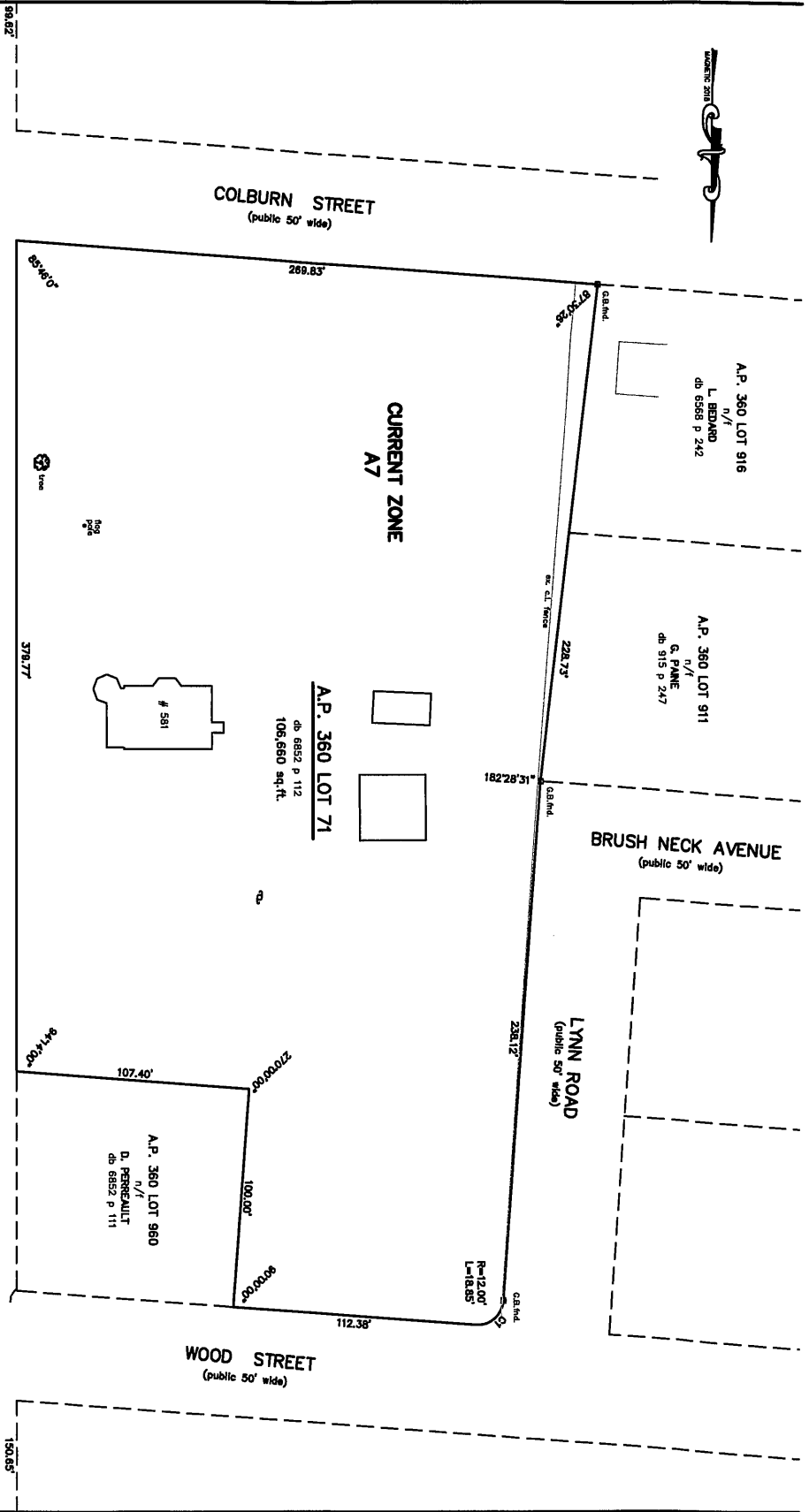
The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City’s Zoning Ordinance, as presented in Section 100, “Title and Purpose.”

- 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. Gerlach, seconded by Ms. Polselli, having adopted the Planning Department's Findings and Recommendation, made a motion to forward a favorable recommendation to the Warwick City Council for the requested zone change from A-7 Residential to A-7 Planned District Residential.

Ms. Bataille, Mr. Bergantino, Mr. Catalano, Mr. Gambardella, Ms. Gerlach, Mr. Hemond, Mr. Holmes, Ms. Polselli, and Mr. Slocum voted in favor of the requested Zone Change, with the following stipulation:

1. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development/Subdivision by the Planning Board.



APPLICANT: ZAVELLA DEVELOPMENT
 15000 W. BAYVIEW BLVD
 SUITE 100
 MIAMI, FL 33155

OWNER: A. SQUIRT, S. SQUIRT & D. PERECALTA
 881 OAKLAND BEACH AVENUE
 MIAMI BEACH, FL 33139

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 MIAMI ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015.

CLASSIFICATION:
 CLASS I
 PLANNING AND ZONING

MEASUREMENT SPECIFICATION:
 CLASS I

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



REFERENCES:

- 1) WARWICK ASSASSORS' PLAN NO. 82
- 2) ADJUTANT GENERAL'S RECORD BOOK / PAGES 62/63
- 3) WARWICK DEED BOOK / PAGES 62/63
- 4) WARWICK DEED BOOK / PAGES 62/63
- 5) 7729/713, 8283/76, 11009/252, 11021/47 & 11880/211

FLOOD DATA:
 ENTIRE PARCEL IS LOCATED IN AN AREA OF 0.25 ANNUAL CHANCE OF FLOODING ON FEMA FLOOD MAP HAZARDOUS EFFECTIVE DATE 10/22/2015

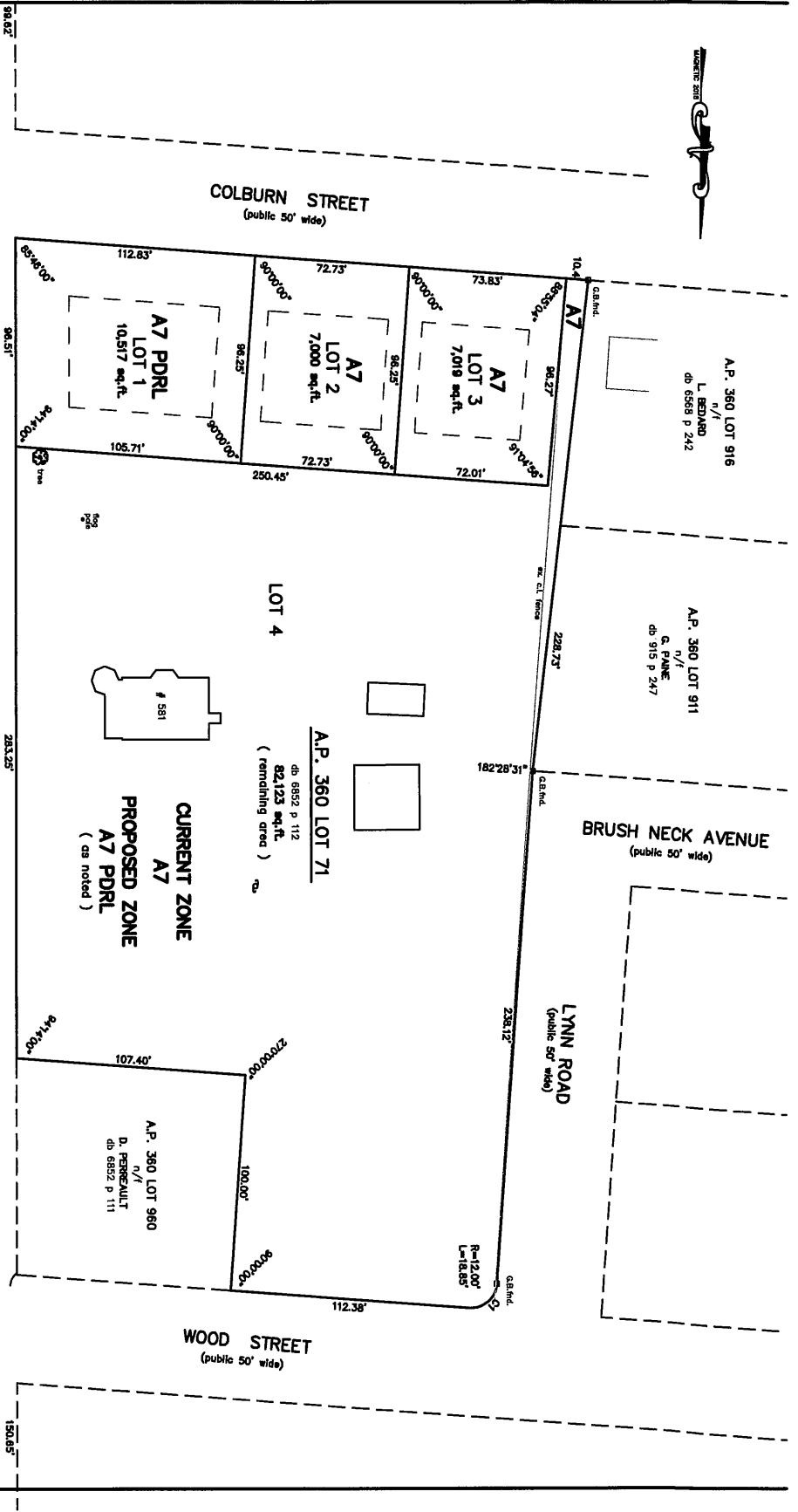
ZONING:
 ZONING DISTRICT: A7
 MINIMUM LOT AREA = 7,000 SQ. FT.
 MINIMUM LOT FRONT = 25'
 MINIMUM LOT DEPTH = 25'
 MINIMUM LOT WIDTH = 20'

TWO FAMILY AREA = 10,000 SQ. FT.
 MINIMUM LOT FRONT = 25'
 MINIMUM LOT DEPTH = 25'
 MINIMUM LOT WIDTH = 20'



EXISTING PLOT PLAN
 AP 360 LOT 71
 WARWICK, R. I.
 1" = 30'
 JULY 3, 2019

PETER V. CIPOLLA, JR.
 Professional Land Surveyor
 P.O. BOX 8862
 CRANSTON, RI 02920
 401-944-9333



APPLICANT: ZAROLA DEVELOPMENT
PLANNING: DAN OAKLAND BEACH AVENUE
OWNER: A. SPERRY K. SPERRY & D. PEREGRALTA
OWNER: DAN OAKLAND BEACH AVENUE
OWNER: WARWICK, FL
OWNER: WARWICK, FL
OWNER: WARWICK, FL

SURVEY CERTIFICATION:
 THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 17 OF THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015.
 AS FOLLOWS:
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 PREPARE PROPERTY SURVEY AND SHOW PROPOSED LOT CUT

CLASS I
CLASS II
CLASS III

REMARKS:
 THIS SURVEY WAS CONDUCTED ON 10/22/2015.
 THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015.

REFERENCES:
 1) WARWICK ASSessor'S PLAT, NO. 22
 2) WARWICK ASSessor'S PLAT, NO. 23
 3) WARWICK DEED BOOK / PAGE 423/424
 4) WARWICK DEED BOOK / PAGE 1109/223, 1109/147 & 1189/211

FLOOD DATA:
 FLOOD PANEL IS LOCATED IN AN AREA OF 0.25 ANNUAL CHANCE OF FLOODING ON FEMA FLOOD MAP 480000010M DATED 10/02/2015

ZONING:
 ZONE: A7
 SINGLE FAMILY
 MINIMUM LOT AREA = 7,000 SQ. FT.
 MINIMUM LOT FRONT = 25'
 STRIPS:
 REAR = 20'

TWO FAMILY:
 MINIMUM LOT AREA = 10,000 SQ. FT.
 MINIMUM LOT FRONT = 25'
 STRIPS:
 REAR = 20'

PROPOSED PLOT PLAN
AP 360 LOT 71
WARWICK, R. I.
1" = 30'
PETER V. GIROLA, JR.
 PROFESSIONAL LAND SURVEYOR
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