

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, January 4, 2005

Time: 7:00 p.m.

**Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886**

Review and acceptance of December 2005 meeting minutes.

Public Meeting

Minor Subdivision

Preston Drive and Midget Avenue

Applicant: Cristie Hanaway and Rene Martin

Location: 10 Preston Drive

Assessor's Plat: 367

Lot(s): 93, 94 & 95

Zoning District: Residential A-7

Land Area: 14,379 square feet

Number of lots: 2

Engineer: 721 Associates

Ward: 7

The applicant is requesting preliminary approval to subdivide three lots to create two new lots, one lot with an existing dwelling and one new lot for development on an existing street in a Residential A-7 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**

- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**

- 3) That there will be no significant negative environmental impacts from the proposed development.**

- 4) That the development 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.

5) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That a City of Warwick Physical Alteration Permit (PAP) prior to commencement of any work within the City Right-of-Way. (ROW).

2) That the final plan shall depict the existing oak tree located at the corner of Midget Avenue and Preston Drive and shall include a notation that the tree is to be preserved.

3) That the new dwelling shall be connected with a minimum one inch water service.

4) That the sewer connection shall be approved by the Warwick Sewer Authority prior to final approval.

Public Hearing

Major Land Development Project Request for Zone Change

Oatley Office Building

Applicant: Scott Oatley

Location: 404 Toll Gate Road

Assessor's Plat: 247

Lot(s): 13

Zoning District: Residential A-10 to Office

Land Area: 26,433 square feet

Number of lots: NA

Engineer: Walker Engineering, Inc.

Crossman Engineering, Inc.

Ward: 8

The applicant is requesting a zone change from Residential A-10 to Office in order to construct a 5,400 square foot office building with less than the required wetland setbacks on a 26,433 square foot lot.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

1) Generally consistent with the Comprehensive Community Plan.

2) In compliance with the standards and provisions of the City's Zoning Ordinance.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development 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.

5) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant Master Plan approval with the following stipulations:

1) That the applicant shall receive a City Council Zone Change from Residential A-10 the Office with less than the required wetland setbacks.

2) That the office building be restricted to general office, professional service and laboratory and not to allow medical office and/or clinic

based on the design parking ratio at 1 space/200 square feet GFA.

3) That the preliminary plan shall include a notation stating that the “Design engineer shall submit an As-Build plan and Certificate of Conformance addressing all elements of the storm drainage system to be approved by the City Engineer prior to the issuance of a Certificate of Occupancy.”

4) That the preliminary plan shall include a notation stating that the “Design engineer shall submit an As-Build plan and Certificate of Conformance addressing the proposed 2:1 embankment along the stream on the southerly property line to be approved by the City Engineer prior to the issuance of a Certificate of Occupancy.”

5) That the preliminary plan shall include a notation that the contractor shall receive a City of Warwick Physical Alteration Permit (PAP) prior to commencement of any work within the City Right-of-Way. (ROW).

6) That a minimum 12-inch gravel borrow sub-base shall be required for all pavement within the City ROW.

7) That the applicant shall provide a sewer capacity flow analysis performed and stamped by a Professional Engineer (PE) to be approved by the Warwick Sewer Authority prior to preliminary approval.

8) That the Sewer Authority Pretreatment Program shall review the internal plumbing plans which shall include a sampling manhole prior to preliminary approval.

9) That the applicant shall provide a landscape plan drawn and stamped by a Rhode Island Registered Landscape Architect to be approval by the City's Landscape Project Coordinator prior to preliminary approval.

Public Hearing

Major Land Development Project

Stop & Shop Fueling Facility

Applicant: Picerne – Meadowbrook, LLC

Location: 2470 Warwick Avenue

Assessor's Plat: 351

Lot(s): 1, 239, 240 & 261

Zoning District: General Business

Land Area: 12.52 acres

Number of lots: 4

Engineer: Vanasse Hagnen Brustlin, Inc.

Ward: 5

The applicant is requesting Master Plan approval of a Major Land Development to construct a gasoline fueling facility on a parcel with less than the required landscaping and parking in a General Business Zone.

Planning Department Findings

The Planning Department finds this proposal not to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

1) Consistent with the Comprehensive Community Plan.

2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance. The proposal does not meet the minimum parking and landscaping requirements and therefore does not qualify for the required Special Use Permit. Zoning Section 906 (C), in order to qualify for a Special Use Permit the project must “meet all the criteria set forth in ... this ordinance authorizing such special use. This project does not meet the criteria and therefore does not qualify for a Special Use Permit

The existing development was approved by the Planning Board and the Zoning Board of Review in 2002 having received dimensional relief from the required parking and landscaping the developer now

desired to further reduce the parking and landscaping in order to construct a gasoline fueling facility.

The Planning Department has reviewed a parking capacity analysis performed by VHB and does not refute the results of the analysis which determines peak usage at approximately 70 percent, it should be noted that the analysis was performed mid-summer (July) and not during the peak demand holiday season.

The Planning Department is of the opinion that peak demand is during the holiday season (late fall/early winter) and that the parking lot is at capacity during this time (see accompanying pictures taken by Planning Staff on a Sunday afternoon in November 2004). The Department estimates that in excess of 90 percent of the parking is occupied during peak demand leaving approximately 5 to 10 percent available for turnover parking. To further reduce the existing parking area below current levels would result in an actual parking deficit on the site.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the proposed development is impracticable in that it will result in insufficient parking during the peak demand to accommodate the existing (Super Stop & Shop) use on the property.

5) That the proposed development possesses adequate access to a public street.

Planning Department Recommendation

Planning Department recommendation is to deny the Master Plan.

Public Meeting

Request for an Amendment to the City's Zoning Ordinance

Zoning Ordinance Section 601.5 (B) "Commercial Vehicles."

Applicant: Warwick City Council

Location: 3275 Post Road

Zoning District: Zoning Ordinance Section 601.5 (B) "Commercial Vehicles."

The Warwick City Council desires to amend Zoning Ordinance Section 601.5 (B) "Commercial Vehicles"

The effect of the recommended zone change will be to increase the maximum GVW of commercial vehicles stored, parked or garaged in a residential district from 6,500 pounds to 9,000 pounds.

Planning Department Findings

The Planning Department finds the proposal to be in compliance with the City's Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element, the Housing Element and the Economic Development Element.

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 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects 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.

(F) The need to shape the urban and suburban development.

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zoning amendment.

Bond Reduction

Buckpell Estates

Current bond total \$192,196.00

Amount to be released \$146,976.00

\$ 45,220.00

Administrative Subdivision

Esposito Plat Plat: 334 Lots: 75 & 76

Buckley-Pelley Plat Plat: 365 Lots: 317 & 318

Amoroso-Hutchinson Plat Plat: 364 Lots: 231, 233, 236, 237, 418, & 429