

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, March 9, 2011

Time: 6:00 p.m.

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

Review and approval of February 2011, meeting minutes.

Public Informational Meeting

Major Land Development Project/Zone Change Request

North Street/PDR-L

Applicant: Robert & Cherine Spagnolo

Location: 20-22 North Street

Assessor's Plat: 274

Lot(s): 109

Zoning District: A-7 Residential, within an existing Historic Overlay

District

Proposed Zoning: A-7 with PDR-L Overlay, within an existing Historic Overlay District

Land Area: 20,045 square feet

Surveyor: Robert Spagnolo

Ward: 8

The Applicant is requesting Master Plan approval of a Major Land Development Project and a recommendation to the City Council for a Zone Change from A-7 Residential within an existing Historic Overlay District to A-7 with a PDR-L Overlay within an existing Historic Overlay District to allow for the conversion of an existing 2-unit dwelling to a 3-unit dwelling, on a lot with less than required frontage and lot width and less than required front and side yard setback.

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. That the existing 2-unit dwelling has been determined to be a legal use as established by the 1954 Tax Assessor’s record.**
- 2. That the proposal is to convert the existing storage area, above the attached garage, to living space.**

3. That the proposal is consistent with the surrounding area, 61% of the properties within the 200' radius are multifamily, consisting of (18) single family residences, (7) 2-unit residences, (3) 3-unit residences, and (1) 5-unit residence.

4. Not in compliance with the standards and provisions of the City's Zoning Ordinance, therefore requiring a City Council Zone Change to A-7 with a PDR-L Overlay, within an existing Historic Overlay District with variances for less than required frontage and lot width and less than required front and side yard setback from the existing structure.

5. That the proposal is consistent with the lot area and density requirements contained within the City of Warwick Zoning Ordinance; Subsection 308.3A, "Development Standards for Planning District Residential-Limited (PDR-L)."

6. That the Applicant received Historic District Commission approval in April 2007 to demolish the existing garage/outbuilding and to construct an attached (3) bay garage with storage space above.

7. That public sewer and water are available to the property.

8. Generally consistent with the Comprehensive Community Plan.

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

10. 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.

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

Planning Department Recommendations

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 to A-7 with a PDR-L Overlay within an existing Historic Overlay District, with variances for less than required frontage and lot width and less than required front and side yard setback from the existing structure.

2. That the Applicant shall install a six foot stockade fence along the easterly property line to buffer the parking area from the abutting property.

3. That the off-street parking area and driveway shall be surfaced with

bituminous surface with appropriate drainage; or as an alternative, a ¾ inch crushed stone surface having a minimum depth of 4” to 6” inches.

4. That the off-street parking area surfaced by crushed stone or bituminous surface, shall include the area dedicated to (6) six, 9’x 18’ parking stalls; as well as, the driveway and back-up area behind the parking stalls which shall extend a minimum depth of 20’ behind the said stalls.

5. That the Applicant shall install bumper guards as wheel barriers at each parking stall to define the parking area at each parking stall and to prevent projection of vehicles over to the adjacent properties.

6. That the property owner shall have the existing unregistered vehicles removed and prevent any future storage of unregistered, junked, or inoperable vehicles at the property.

Zone Change Findings

The Planning Department finds the proposed zone change to be in compliance with the City’s Comprehensive Plan, including the Goals and Policies Statement, the Implementation Program, the Land Use Element and the Housing 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 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 need to shape and balance urban and suburban development.

103.5 Provide for the protection of the natural, historic, cultural, and scenic character of the city or areas therein.

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.

Zone Change Recommendation

The Planning Department recommends favorable recommendation to the Warwick City Council for the requested zoning amendment, with the following stipulations:

1. That the Applicant shall receive a City Council Zone Change to A-7 with a PDR-L Overlay within an existing Historic Overlay District, with variances for less than required frontage and lot width and less than required front and side yard setback from the existing structure.

2. That the Applicant shall install a six foot stockade fence along the easterly property line to buffer the parking area from the abutting property.

3. That the off-street parking area and driveway shall be surfaced with bituminous surface with appropriate drainage; or as an alternative, a $\frac{3}{4}$ inch crushed stone surface having a minimum depth of 4" to 6" inches.

4. That the off-street parking area surfaced by crushed stone or bituminous surface, shall include the area dedicated to (6) six, 9'x 18' parking stalls; as well as, the driveway and back-up area behind the parking stalls which shall extend a minimum depth of 20' behind the said stalls.

5. That the Applicant shall install bumper guards as wheel barriers at each parking stall to define the parking area at each parking stall and to prevent projection of vehicles over to the adjacent properties.

6. That the property owner shall have the existing unregistered vehicles removed and prevent any future storage of unregistered, junked, or inoperable vehicles at the property.