

AMENDMENTS TO WEST GREENWICH COMPREHENSIVE PLAN

Land Use Element:

Add Pg. VII-39(i):

4. Exit 7 Special Management District (SMD)

The area located to the west of Interstate Route 95 at the development known as the Centre of New England shall be designated a Special Management District. This area is perhaps the most visible and potentially developable land in Town due to its proximity to existing and future commercial development, highway access, and the availability of public water, public sewers, and natural gas. Total land in this area is approximately seventy acres in the Town of West Greenwich, and over 400 acres located in the Towns of Coventry and East Greenwich. The acreage in West Greenwich is a mostly level former gravel operation which is blighted.

The intent of the SMD is to promote planned development as opposed to piecemeal development. The Exit 7 Special Management District technique offers an opportunity to maintain some control over how this land is developed. In this regard, the development of a District wide Master Plan would give the Planning Board and the Town Council the opportunity to take a comprehensive look at the development of this site and to approve a Master Plan to guide its development.

Several conditions will apply to any development in this critical area of the Town:

- a. All uses within the area must be serviced by public water, public sewers and natural gas.
- b. Access shall be derived from New London Turnpike and Hopkins Hill Road, not from any abutting residential streets located in the Town of Coventry.
- c. This area shall be a high-density, mixed-use area containing residential (other than single-family), retail sales, office, restaurant and hotel uses. The residential component shall include units which qualify under the Rhode Island Low-Moderate Income Housing Act. Industrial uses and incompatible commercial uses are prohibited.
- d. Land development review procedures will be developed by appropriate zoning and other land use regulatory amendments, towards the establishment of a district wide Master Plan.
- e. Special zoning provisions will be formulated to permit and prohibit specific uses, establish dimensional limitations, establish signage requirements and to permit shared parking.

Approved by Planning Board on September 13, 2004

Approved by Town Council on September 22, 2004

Amended by Planning Board (10/15/07) and Town Council on October 17, 2007

- f. As the SMD contemplates housing with minimal burden to the school system, relief from the Growth Management Ordinance shall be considered.
- g. Development regulation will be formulated to ensure proper phasing of development within the SMD so as to not burden town services all at one time, and ensure public safety is not compromised.
- h. The impact of SMD development on public safety and public service facilities shall be reviewed as part of any application within the SMD.
- i. The SMD may be reviewed for designation as a Tax Increment Financing District.
- j. The SMD may be reviewed for designation as a Growth Center as defined by the Office of the Governor's Executive Order (02-05).
- k. The West Greenwich Official Zoning Map shall be amended to show that area at Exit 7 to be Exit 7 Special Management District (SMD).

Amend: Future Land Use Map to show Exit 7 Special Management District for A.P. 1 Lots 3-1, 4-1, 4-2, 4-3, 4-4, 4-5, & 4-6.