



CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

Meeting Notice City of Warwick Planning Board

Date: Wednesday, September 12, 2018

Time: 6:00 p.m.

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

Location: 261 Capron Farm Drive
Assessor's Plat: 369
Assessor's Lots: 18
Applicant: Jean S. Martin Trust 2013
Zoned: A-7 (Residential)
Area: 19,500 square feet
Ward:
Engineer: DiPrete Engineering

The applicant is requesting a Preliminary Plan Approval reinstatement of the "261 Capron Farm Drive" decision to subdivide (1) one conforming 19,500 square foot lot, with an existing single-family dwelling, to create (2) two new lots; (1) one new conforming 12,500 square foot lot with an existing single-family dwelling, and (1) one new conforming 7,000 square foot lot for the development of a single-family dwell, heard by the May 2016 regularly scheduled Planning Board Meeting.

The Tolling of Expirations expired June 30, 2018 and the Applicant is requesting an extension of one-year.

The property owners have been working through the process, but have not been able to finalize the project.

Public Hearing
Major Land Development/Intensification of Use
Cowesett Hills Apartments
Master Plan

Location: 3595 Post Road
Assessor's Plat: 236
Assessor's Lot: 48
Applicant: Picerne Real Estate Group
Zone: A-10 (Planned District Residential), w/waiver for less than required parking
Area: 67.38 Acres
Ward: 7
Engineer: DiPrete Engineering

Project Scope

The Applicant is requesting Preliminary Approval of a Major Land Development Project within an existing A-10 Planned District Residential (PDR) Overlay Zone. The existing parcel consists of (1) one 67.38 acre lot with 456 existing residential units (Cowesett Hills Apartments) and the Applicant is proposing an additional 48 residential units, for a total of 504 residential units, with less than require parking, in an A-10 Planned District Residential (PDR) Zoning District.

The development currently consists of 25 residential buildings containing 456 residential units; the Applicant is requesting an intensification of the existing approved use to add (2) two new buildings with 24 residential units, each building will consist of 12 one-bedroom and 12 two-bedroom units for a total of 48 new residential units.

Public Hearing
Major Land Development
Car Wash
Preliminary

Applicant: MARVAL, LLC.
Property Owners: Donald J. Boyle and Susan W. Boyle
Location: 2309 and 2313 Post Road
Assessor's Plat: 344
Assessor's Lots: 83 and 88
Zoning District: General Business (GB)
Land Area: .63 acres
Number of existing lots: 2
Number of proposed lots: 1
Engineer: Crossman Engineering
Ward: 3

Project Scope

The Applicant is requesting Preliminary Approval of a Major Land Development Project for the construction of a one story, 2,400 square foot carwash, with outdoor car vacuum spaces. The Applicant has received Zoning Board of Review approval, Petition # 10544 for a Special Use Permit for TABLE 1. USE REGULATIONS, Section 420. Carwash, and the following dimensional relief:

Section 300. Table 2B	Less than required Front Yard set back	From Post Road for car vacuum use
Section 300. Table 2B	Less than required Front Yard set back	From Lauderdale Boulevard for dumpster, pay station and canopy.
Section 300. Table 2B	Less than required Side Yard set back	Dumpster enclosure located within side yard.
Section 505.1	Less than required landscape buffer, frontage	Near Dumpster enclosure
Section 505.6	Less than required landscape	Near Dumpster enclosure
Section 701.7 Parking	Less than required designated parking spaces	

The proposed development is sited on two Assessor's lots, with a combined area of approximately .63 acres. The site is located at 2309 and 2313 Post Road. There site is currently occupied by one (1) building, which will be razed to provide for the development. The parcel is zoned General Business (GB) and fronts of both Post Road and Lauderdale Boulevard. The surrounding properties are primarily commercial and industrial in use.

Public Informational Meeting **Major Land Development** **Dunkin Donuts, Providence Street** **Master Plan**

Owner:	Whitney Group Inc.
Applicant:	Dan's Management Company
Location:	341 Providence Street
Assessor's Plat:	253
Assessor's Lots:	14 and 11 (proposed access easement and landscape improvements.)
Zoning District:	General Business (GB), Residential A-10 and A-40
Land Area:	14.62 Acres
Number lots:	Two (2)
Engineer:	Crossman Engineering
Ward:	8

Project Scope

The Applicant is requesting Master Plan Approval of a Major Land Development Project for the construction of a fast food restaurant, a 2,000 sf Dunkin Donuts building, with a drive-thru associated parking and landscaping, and a recommendation to the Zoning Board of Review for less than required parking spaces. There is an existing, vacant house on the parcel and multiple sheds/structures in the northerly portion of the lot that will be razed. Access to the parcel is proposed off of Providence Street and Elmer Avenue, via an easement across Assessor's Plat 253, Assessor's Lot 11.

The site is approximately 14.62 acres, with split zoning, General Business, Residential A-10 and A-40. All of the proposed work will be within the General Business zone.

Public Informational Meeting Major Land Development Master Plan & Recommendation on Zone Change with Waivers 623 Post Road Existing Mixed Use Building

Applicant/Owner:	James Donelan
Location:	623 Post Road
Assessor's Plat:	289
Assessor's Lot:	98
Zoning District:	Residential, A-7
Proposed Zone:	Residential, Planned Unit Development (PUD) Overlay, with waivers for less than required front and side yard setbacks (existing), less than required landscape buffer (Tennyson), less than the minimum required lot size, greater than allowed percentage of office space within a Residential PUD, less than required parking aisle width, and an existing sign larger (6'x2') than allowed (previously approved by Zoning Board of Review.)
Land Area:	10,072 square feet
Number of existing lots:	1
Number of proposed lots:	1
Engineer:	Civil CADD Services, Inc.
Ward:	2

Project Scope

The Applicant is requesting Master Plan Approval of a Major Land Development Project and a recommendation to the City Council for a zone change on the parcel to legalize an existing mixed-use building, which consists of two (2) office uses on the first floor and two (2) residential dwelling units on the second floor.

The property was originally a convenience store, which existed for approximately twenty (20) years. It was converted into professional services (law office and general office use) in 1993, authorized by Zoning Board of Review Petition #7177. The second floor has been converted into two (2) residential units without the required approvals.

The building is sited on one (1) Assessor's Lot, with an area of 10,072sf, currently zoned Residential, A-7. The Applicant is proposing to rezone the lot with a Residential Planned Unit Development (PUD) overlay, with waivers, to address the existing conditions

Public Informational Meeting
Major Land Development
Warwick Industrial Drive
Master Plan

Owner/Applicant:	OSCR Holdings, Inc.
Location:	Warwick Industrial Drive
Assessor's Plat:	325
Assessor's Lot:	23
Zoning District:	Light Industrial (LI)
Land Area:	4.65 acres
Number lots:	One (1)
Engineer:	Northeast Engineers & Consultants, Inc.
Ward:	3

Project Scope

The Applicant is requesting Master Plan Approval and a recommendation to the Zoning Board of Review of a Major Land Development Project for the construction of a 23,000 square foot building on a vacant parcel for proposed industrial use.

The proposed development is sited on one (1) Assessor's lot, with an area of approximately 4.65 acres. The site is located on Warwick Industrial Drive and is zoned Light Industrial (LI).

Any party, person(s) or entity interested in registering for electronic notice for proposed zoning amendments and/or amendments to the City's Zoning Ordinance and the City's Development Review Regulations governing Subdivision, Land Development and Development Plan Review should contact the City's Planning Department at 401-738-2009. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date at City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date.