

April 5, 2022

Planning Department
Buttonwoods Municipal Annex
3027 West Shore Road
Warwick, RI 02886

Attention: Dan Geagan, Senior Planner

**RE: Proposed Washville Drive-Thru Carwash
Master Plan Review
1119 Division Street, Warwick, RI – Map 215, Lot 7**

Dear Mr. Geagan:

Please accept this letter and enclosed application packet on behalf of 1119 Division Site, LLC (“Applicant”) for the Development Plan Review Master Plan Application for the proposed Washville Carwash facility to be constructed at 1119 Division Street.

Enclosed, please find the following:

- One (1) copies of the Application Packet including:
 - Signed/Completed Master Plan Application;
 - 24”x36” Site Layout Plan prepared by Bohler, dated 02/24/2022;
 - 24”x36” Aerial Exhibit prepared by Bohler, dated 02/24/2022;
 - 24”x36” ALTA/NSPS Land Title Survey prepared by DiPrete Engineering, dated 07/14/2021;
 - Site Vicinity Map;
 - USDA Soil Map;
 - 400-ft Abutter Radius Map;
 - 400-ft Abutters List;
 - Abutter Notification Green Cards;
 - Letter of Archaeological Assessment from the Rhode Island Historical Preservation & Heritage Commission dated 02/01/2022;
- Filing Fee Check payable to the City of Warwick:
 - Check for the Development Plan Review Master Plan Submission in the amount of \$100.00;

Project Narrative:

The subject site, located at 1119 Division Street, is located in the General Business zoning district and shown on the City of Warwick Assessors Map 215 Lot 7. The site is currently utilized for construction material storage and has no existing structures. The Applicant is proposed to develop the parcel with a 4,739± s.f. Washville drive-thru carwash. The carwash use is allowed by Special Use Permit from the Zoning Board of Review in the General Business (GB) zoning district.

The development of the site will include parking improvements, landscaping, stormwater management, and associated utilities. The project also proposes a parking area with vacuum equipment for customer use. The site improvements include one new access curb cut at Division Street to the south, as well as two cross-access curb cuts to the abutting parcel located at 1149 Division Street.

Requested Relief:

Zoning Relief that is anticipated is listed below:

- Section 301 Table 1 Use Regulations, Footnote 7
 - The existing parcel has a frontage and minimum lot width of 98.73 feet. This is an existing non-conformity requiring relief from Section 301.
- Section 301 Table 2B Dimensional Regulations
 - The General Business district requires a 40-foot minimum side yard building setback when abutting a residence district. The project provides a 20-foot side yard building setback to an abutting residence district requiring relief from Section 301.
- Section 505.1 Minimum Landscaped Buffer
 - A 20-foot minimum landscaped buffer is required along any property line that abuts a residence district. The project provides a 5.4-foot landscaped buffer requiring relief from Section 505.1.
- Section 505.6 (B) Parking Lot Interior Landscaping
 - 5% minimum interior landscaping is required for parking areas. The parking area does not include any interior landscaping requiring relief from Section 505.6 (B).
- Section 702 Loading Requirements
 - No loading space is shown on the parcel requiring relief from Section 702.

We look forward to discussing this project further with you at your earliest convenience. We trust that this information is sufficient for your needs at this time. Please do not hesitate to contact us at (508) 480-9900 should you have any questions or wish to discuss further.

Sincerely,

BOHLER



Joey Fonseca



Connor Bailey

Cc: Procaccianti Companies; Sherkarchi Law Offices