



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

MEMORANDUM

TO: Honorable Stephen P. McAllister, Council President
Warwick City Council Members
Lynn D'Abrosca, City Clerk

FROM: Thomas J. Kravitz *TK*
Planning Director

DATE: March 17, 2022

SUBJECT: Zone-Change Recommendation
281 Centerville Road
Assessor's Plat: 246; Assessor's Lot: 240, 243, 260, & 261

APPLICANT: 281 Associates, LLC

The Applicant is seeking a Zone Change Recommendation from Office/A-10 Residential to A-7 Planned District Residential (PDR), with waivers. The Applicant is proposing to demolish the existing residential buildings to allow for the development a 23-unit, two bedroom, townhouse-style condominium complex on a 3.94 +/- acre parcel, with less than required front-yard and side-yard setbacks and parking within 10' of a building and within the front-yard setback in an A-7 Planned District Residential.

At the February 16, 2022 Special Planning Board Meeting, Ms. Cullion, seconded by Ms. Polselli and Mr. Flynn, with Mr. Bergantino, Mr. Catalano, Mr. Penta, and Mr. Slocum in flavor, made a motion to grant a favorable advisory recommendation to the City Council for the requested zone change to allow for a 23-unit, two bedroom, townhouse-style condominium complex, with waivers and the following recommendations:

1. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval by the City of Warwick Planning Board or its authorized designee.