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Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
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POSTED: April 3, 2018

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, April 11, 2018
Time: 6:00 p.m.
Location: Warwick City Hall
City Council Chambers (**NOTE: Location Change**)
3275 Post Road
Warwick, RI 02886

Review and Approval of the March 2018 Meeting Minutes.

Pubic Informational Meeting/Hearing
Request for a Recommendation to the City Council for
Comprehensive Plan Amendment and Zone Change
Major Subdivision/Master Plan
Benefit Street

Owner/Applicant: Harrington Realty, LLC
Location: Benefit Street
Assessor's Plat: 244
Assessor's Lots: 48 and 50
Existing Zoning: Industrial
Proposed Zoning: Residential, A-7, with dimensional relief for lots with less than required area, frontage and lot width and structures (proposed and existing) with less than required front setback.
Number of Lots: 2
Proposed Number of Lots: 3
Total Land Area: 17, 016 +/- sf
Surveyor: James G. Flynn, Flynn Surveys, Inc.
Ward: 8

Background

The Applicant is requesting an amendment to the Future Land Use Map (FLUM) as contained in the *City of Warwick Comprehensive Plan 2013-2033 "City of Livable Neighborhoods"* (*Comprehensive Plan*) as the first stage in a zone change process to correctly reflect the existing residential use on the parcel.

The Applicant is proposing to amend the FLUM, specifically for Assessor's Plat 244, Assessor's Lots 48 and 50. The FLUM depicts the intended use for these lots as "Industrial." The Applicant is seeking to revise the intended use to "Residential, High Density" to reflect the existing residential use on the parcel.

If given a favorable recommendation, the Applicant will then seek a recommendation for a zone change for Assessor's Plat 244, Assessor's Lots 48 and 50, from Light Industrial (LI) to Residential A-7, with waivers, and approval of the Master Plan phase of a Major Subdivision, to subdivide Assessor's Plat 244, Assessor's Lot 48 into two (2) lots, one (1) lot with an existing single family dwelling, and one (1) lot to provide for the construction of a new single-family dwelling. The Applicant is also proposing to construct a new single-family dwelling on the undeveloped abutting lot, Assessor's Plat 244, Assessor's Lot 50, an existing lot will have less than required lot area, lot frontage and lot width in the proposed Residential A-7 zone.

Actions by the Administrative Officer

Final Plan

<u>Name</u>	<u>Assessor's Plat:</u>	<u>Assessor's Lot/s</u>
Tingley Street Plat	273	246
Cottages @ Stonebrooke Plat	352	50 & 61
Shatkin Plat	216	1
Cottages @ Aldrich Plat-Phase II	381	80

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.