



CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, April 10, 2019
Time: 6:00 p.m.
Location: City of Warwick
Lower Level
Conference
Room 3275
Post Road
Warwick, RI 02886

Review and Approval of the March 2019 Meeting Minutes.

**Public Meeting
Minor Subdivision
Randall Avenue Plat
Preliminary**

Location: Randall Avenue
Assessor's Plat: 378
Assessor's Lots: 125, 126, 127, 128, & 129
Applicant: Denali Corp
Zoned: A-15 (Residential)
Area: 37,500 square feet
Ward: 5
Surveyor: Ocean State Planners, Inc.

Project Scope

The Applicant is requesting Preliminary Approval of a Minor Subdivision. The Applicant is proposing to subdivide (5) five abutting non-conforming lots totaling 37,500 square feet to create (2) two new 18,750 square foot conforming lots for the development of single-family dwellings in an A-15 Residential District.

Public Hearing
Major Land Subdivision
South Fair Street Plat
Preliminary

Location: 42 South Fair Street
Warwick Assessor's Plat: 292
Warwick Assessor's Lots: 433
Applicant: Pawtuxet Centerville, LLC
Zoned: A-7-Residential (Historic)
Area: 14,708 square feet
Ward: 1
Surveyor: Ocean State Planners, Inc.

Project Scope

The Applicant proposes to raze the existing structure and to subdivide (1) one 14,708 square foot lot, to create (2) two new lots with 7,354 square feet, each lot; for the development of (2) two new 7,354 square foot lots with less than required frontage and lot width for the development of new single-family dwellings, one per lot, with less than required front-yard setback, in an A-7-Historic Residential Zoning District.

Public Informational Meeting
Major Land Development/Subdivision
Home Loan Bank/Joni Auto Rental
Master Plan and Zoning Board Recommendation

Location: 2381 Post Road
Assessor's Plat: 344
Assessor's Lot: 62 and 64
Owner: Joni Auto Rentals, Inc.
Applicant: Home Loan Investment Bank, FSB
Zoned: General Business (GB)
Number of lots: Two (2)
Number of proposed lots: Two (2)
Area: 99,110 sf
Ward: 3
Engineer: Louis Federici Associates

Project Scope

The purpose of the Public Informational Meeting is to consider a Major Land Development Project/Subdivision for Master Plan approval and to make a recommendation to the Zoning Board of Review for dimensional relief for the existing condition of less than required building front

setback, less than required 10' landscape buffer along frontage, less than required interior landscape, less than required aisle width, less than required setback of parking spaces, and the intensification of a previously approved special use permit (ZBR Petition# 7382) for auto/sales and service.

The Applicant is proposing to reconfiguring two existing lots, to create two reconfigured lots, one parcel to provide for the redevelopment of an existing building for bank use (no drive thru) with automobile sales and service; and to continue the existing automobile storage use on the second parcel.

Public Hearing
Major Land Development
Warwick Industrial Drive
Preliminary

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

Project Scope

The Applicant is requesting Preliminary Approval 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.

Public Hearing
Major Land Development
1009 Centerville Road
Preliminary

Location:	1009 Centerville Road
Assessor's Plat:	241
Assessor's Lot:	10
Applicant:	Michael Kent
Former Zone:	Residential, A-15
Zoning:	City Council approved zone change, PCO-18-17, dated 5/21/17 General Business, with conditions, waivers and stipulations

Number of lots: One (1)
 Area: 16,971 sf
 Ward: 8
 Engineer: Anderson Engineering, LLC

Project Scope

The purpose of the public hearing is to consider a Major Land Development Project for Preliminary approval. The Applicant has demolished the existing single family dwelling on the parcel to allow for the construction of a 2,596 restaurant, with no drive-thru.

Actions by the Administrative Officer

Final Approval

<u>Plat</u>	<u>Lot(s)</u>	<u>Project Title</u>
323	294	2099 Post Road
323	318	84 Kilvert Street

Administrative Subdivision

<u>Plat</u>	<u>Lot(s)</u>	<u>Plat Title</u>
355	322, 323, 325, 327, 351-354, & 711	Cady Avenue Plat
336	50 & 52	Ulbin-Buena Vista Plat
265	18 & 21	RePlat Crown Plaza Plat

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 7382006 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.