



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

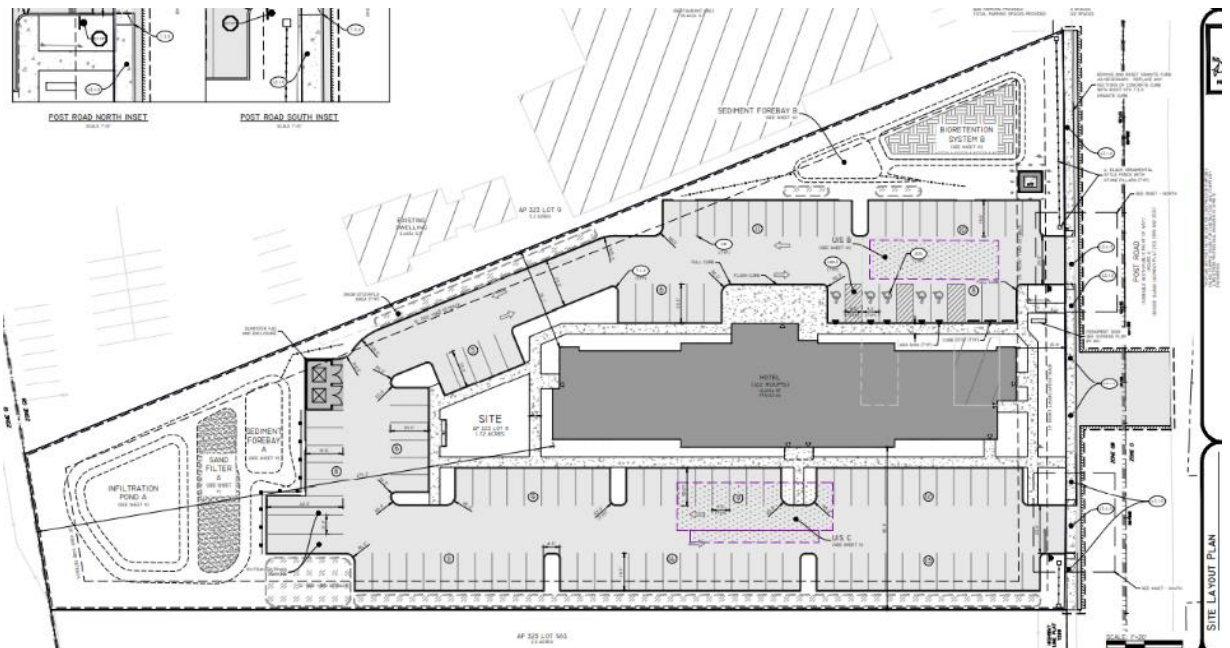
City of Warwick Planning Board Staff Recommendations for Meeting of April 6, 2022

- A. Public Hearing, Major Land Development, Preliminary Application, proposed Dunkin Donuts. This is a redevelopment project that involves removal of three buildings in favor of a new Dunkin Donuts site with additional landscaping. Staff has included a favorable letter of approval for this application stage. We recommend Final approval be administrative. All necessary permits and traffic analysis have been completed for this application.



- B. Public Hearing, Major Land Development, Preliminary Application, proposed 122 room, Woodspring Suites Hotel at 2245 Post Road. All necessary permits are in place for this

project, which also comes with a favorable letter of approval and request that Final approval be administrative.





NORTH ELEVATION

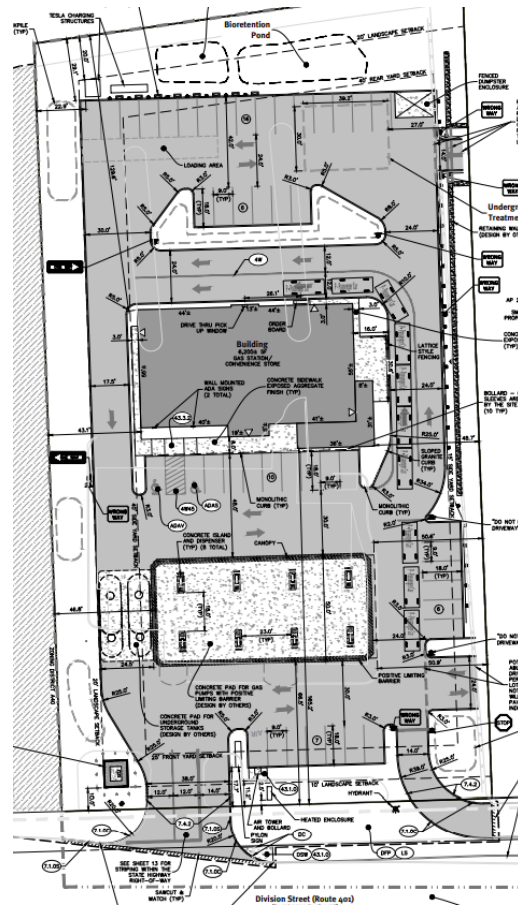
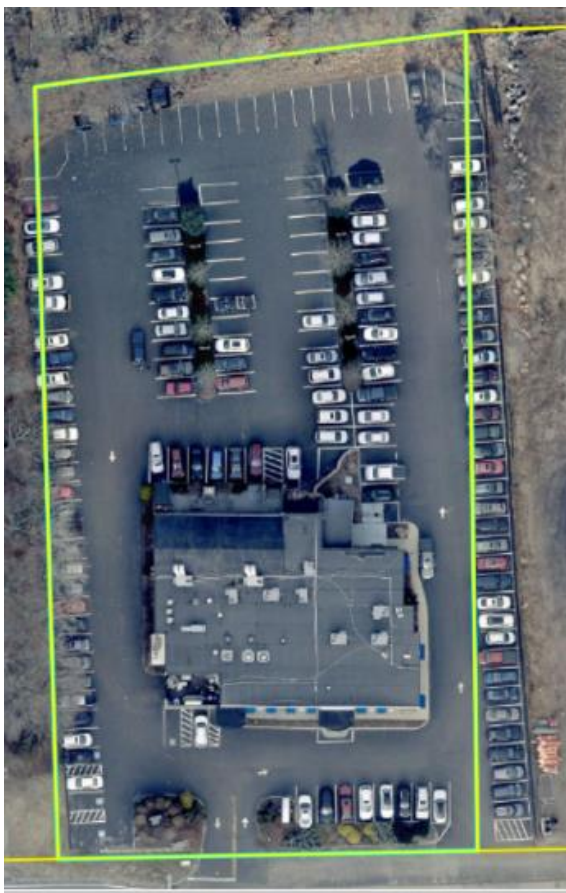


EAST ELEVATION



WEST ELEVATION

- C. Public Hearing, Major Land Development, Preliminary Application to demolish existing restaurant and construct a new 5,500 SF +/- retail gas station / marketplace, with a drive thru window, TESLA charging stations and associated parking/ loading areas. This application involves redeveloping a vacant site and includes all necessary permits and approvals.



D. Public Informational Meeting, Major Land Development, Master Plan Application. The applicant is requesting a Master Plan Approval to allow for the development of a 70,000 square foot trades contractor storage development in a Light Industrial (LI) District. Neighborhood awareness is heightened with respect to this application because of a sharply demarcated land use transect between what is Limited Industrial zone property and an associated industrial area, to that of residential uses within the historic Pawtuxet Village neighborhood. Notwithstanding the substantial footprint associated with a former building which no longer exists on site, staff has concern about the proposed buildings being located within both 100' and 200' river setbacks. The project also involves an administrative subdivision which would entail creating more LI zoned property in the area which is considered upland to the east, even closer to the less intensive uses. This wooded area contains existing footpaths and serves as the only remaining buffer to the east from the industrial area. Because there is likely to be a better input on this proposal, staff has refrained from asking the Board to render a decision at the meeting. Staff member Sean Henry will be presenting this application. Please see his memo dated April 6th for more details.

Existing zoning & site aerial.



