

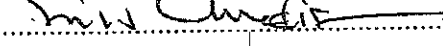
THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER ARTICLE

APPENDIX A
ZONING

No. 0-17-11

Date 5/21/17

Approved:  Mayor

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF WARWICK, MIKENT, INC. PETITIONER

Be it ordained by the City of Warwick:

Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick are hereby amended by changing the classification of the following described premises from Residential (A-15) to General Business with restrictions, conditions and stipulations.

Lot 10 on Assessor's Plat 241 as said plat appeared in the Tax Assessor's office on December 31, 2016 is hereby changed from Residential (A-15) to General Business with the following restrictions, conditions and stipulations. The Lot is set forth in the legal description and on the map attached hereto as Exhibit A.

The change of zoning is subject to the following conditions, waivers and stipulations:

1. Relief from dimensional requirements for less than required building front setback from both Centerville Road(Route 117) and Bald Hill Road (Route 2 (no access), less than required interior landscape, less than required landscape buffer and less than required parking area setback from the roadway frontage is granted but only to the extent shown on the Plan submitted by Petitioner.
2. That all exterior lighting and signage shall be contained on site and designed to minimize negative impacts on neighboring properties; the site lighting shall be Dark Sky compliant, to the extent practicable.
3. That all signage shall conform to the standards of the Warwick Zoning Ordinance, Section 800. LED advertising message boards are prohibited.
4. That, due to site constraints, there shall be no drive-thru use allowed on this parcel.
5. That this recommendation for zone change is contingent upon an allowed General Business (GB) use which presents no impact on the early morning peak travel times on that section of Centerville Road (Route 117). If an otherwise allowed GB use is proposed that has hours of operation that include early morning peak travel times, then a revised traffic study shall be required to be submitted to the Administrative Officer and/or the Planning Board for review and approval of that use prior to any permitting. The Planning Department reserves the right in this position to require the traffic study at the Applicant's expense.

Section II. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said changes to be made on the Zoning Map and the Record Book of Lot Classifications.

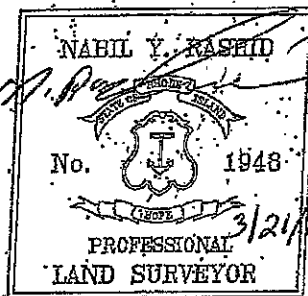
Section III. This Ordinance shall take effect upon passage and publication as prescribed by law.

SPONSORED BY: COUNCILMAN GALLUCCI

COMMITTEE: LAND USE

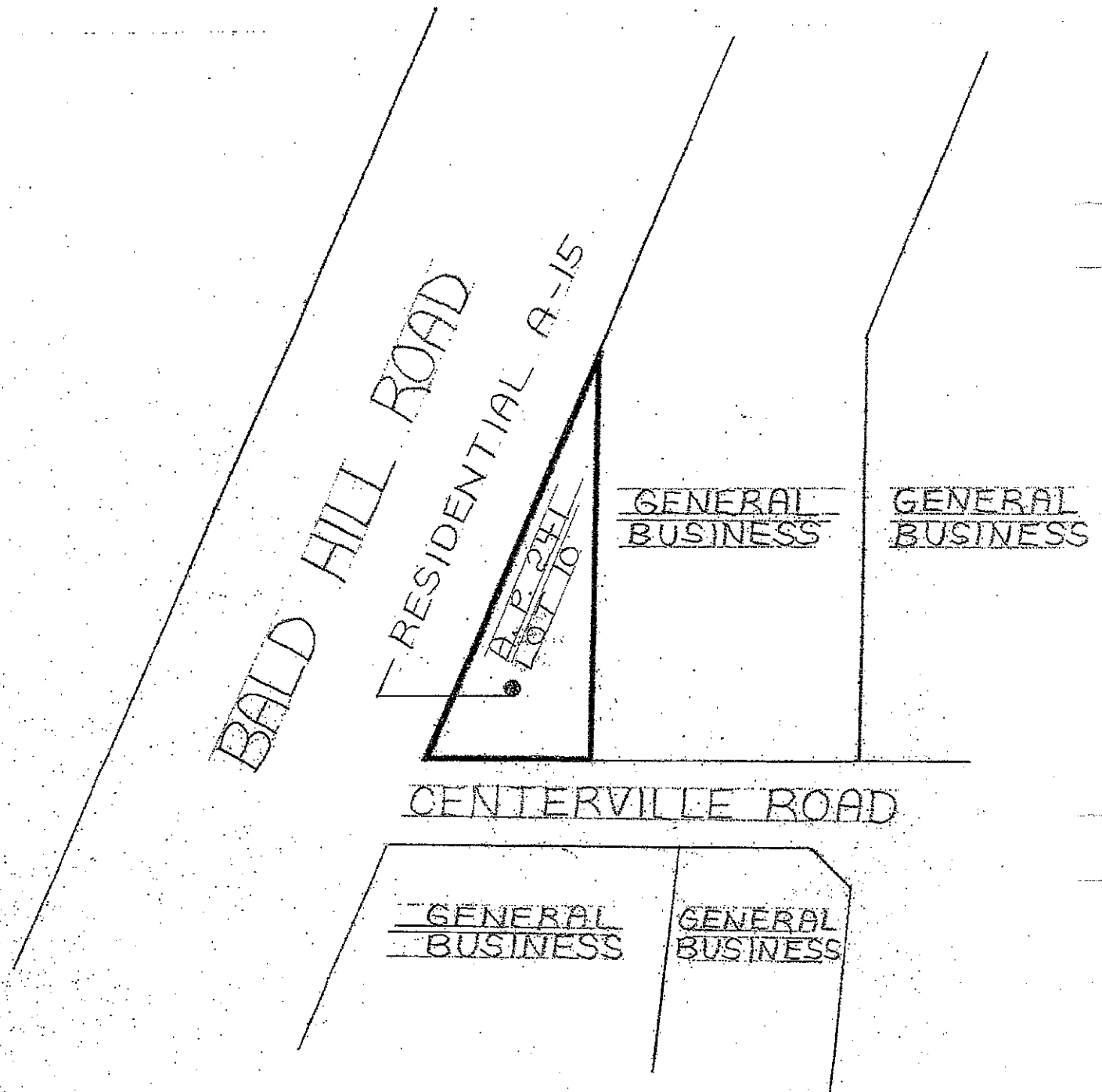
METES AND BOUNDS DESCRIPTION
1009 Centerville Rd.
Warwick, RI

Beginning at the intersecting point of the northerly line of Centerville Road and the easterly line of Bald Hill Road; thence running easterly bounding southerly on said Centerville Road a distance of one hundred sixteen and 09/100 (116.09) feet to land now or formerly of ARC CAFEHLD001 LLC; thence turning an interior angle of $90^{\circ}-33'-30''$ and running northerly bounding easterly on said ARC CAFEHLD001 LLC land a distance of two hundred ninety-two and 39/100 (292.39) feet to said Bald Hill Road; thence turning an interior angle of $21^{\circ}-34'-40''$ and running southerly bounding westerly on said Bald Hill Road a distance of three hundred fifteen and 64/100 (315.64) feet to said Centerville Road and the point and place of beginning. The last described course forming an interior angle of $67^{\circ}-51'-50''$ with the first described course. The above described parcel of land contains sixteen thousand nine hundred seventy-one and 00/100 (16,971) square feet of land.



MICHAEL KENT
1009 CENTERVILLE ROAD
A. P. 241 LOT 10

EXISTING ZONING



MICHAEL KENT
1009 CENTERVILLE ROAD
A.P. 241 LOT 10

PROPOSED ZONING

