



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 Kravitz
Planning Director

DATE: March 24, 2022 *DK*

SUBJECT: Comprehensive Plan Amendment
Change to Future Land Use Map (FLUM)
Kilvert Street and Metro Center Boulevard
Assessor's Plat 278; Assessor's Lot: 30-42, 103-114, 144-147

APPLICANT: AR Building Company, Inc.

The Applicant is requesting to amend the City of Warwick Comprehensive Plan 2033-Future Land Use Map (FLUM), to allow for the development of a (200) two-hundred unit residential multi-family on Assessor's Plat 278; Assessor's Lot 145. In order to make the proposal more consistent with the Comprehensive Plan and City Centre Zoning generally, the Planning Board required the applicant to include Assessor's Plat 278, Assessor's Lots 30-42, 103-114, 144-147 which creates a new corridor of Gateway Zoning westerly to the site. The FLUM depicts the intended use for these lots as "Technology/Light Industry". The Applicant is seeking to revise the FLUM to reflect "Mixed Use". The Applicant is proposing streetscape improvements to include but not be limited to sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City's Intermodal District (City Centre).

At the regularly scheduled March 9, 2022 Planning Board meeting, the following vote was taken; Mr. Flynn, seconded by Ms. Cullion, with Mr. Bergantino, Mr. Catalano, Ms. Gerlach, Mr. Penta, Ms. Polselli, and Mr. Slocum in favor, made a motion to grant a favorable advisory recommendation, to the City Council to amend the Future Land Use Map (FLUM), specifically for Assessor's Plat 278, Assessor's Lots 30-42, 103-114, 144-147, from "Technology/Light Industry" to "Mixed Use" to allow for the development of a (200) two-hundred unit residential multi-family on lot 145; with streetscape improvements to include but not be limited to sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City's Intermodal District (City Centre), with the following stipulations:

1. That the Applicant shall include in the application to the City Council, a revised Future Land Use Map (FLUM), clearly indicating the area and change of classification from Technology/ Light Industry to Mixed Use.
2. That, if the Comprehensive Plan Amendment is approved, and Conditional Master Plan Approval granted, the Applicant shall simultaneously thereafter seek approval from the City Council for a Zone Change from General Industrial to Gateway to support a residential complex on Assessor's Plat: 278, Assessor's Lot: 145.