



## CITY OF WARWICK

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JOSEPH J. SOLOMON, MAYOR

**Meeting Notice  
City of Warwick  
Planning Board**

Date: Wednesday, December 12, 2018

Time: 6:00 p.m.

Location: City of Warwick  
Lower Level Conference Room  
3275 Post Road  
Warwick, RI 02886

Review and Approval of the August 2018 Meeting Minutes.

Review and Approval of the September 2018 Meeting Minutes.

**Public Informational Meeting  
Major Land Subdivision  
South Fair Street Plat  
Master Plan**

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 subdivide (1) one 14,708 square foot parcel with a pre-existing, non-conforming single-family dwelling, having less than required front-yard setback, to create (2) two lots; (1) one 7,354 square foot lot with less than required frontage and lot width, and a pre-existing, non-conforming single family dwelling having less than required front-yard setback, 42 South Fair Street; and (1) one new 7,354 square foot lot with less than required frontage and lot width for the development of a new single-family dwelling with less than required front-yard setback, in an A-7 Residential Zoning District.

**Public Hearing**  
**Major Land Development/Subdivision**  
**Preliminary/Phase 1**  
**2826 Post Road**

Applicant/Owner: Malibu Investments, LLC  
Location: 2826 Post Road  
Assessor's Plat: 267  
Assessor's Lots: 217, 219, & 298  
Zoning District: General Business (GB)  
Land Area: 10.8 acres  
Number of existing lots: 3  
Number of proposed lots: 1  
Surveyor: Cherenzia & Associates, LTD  
Ward: 7

**Background**

The Applicant is requesting Preliminary Approval of Phase 1 of a Major Land Development/Subdivision; Phase 1 consists of the construction of six (6) storage buildings with a total of 152,900sf and a 1,600sf office building. The Applicant is proposing to merge three (3) existing lots to create one (1) new lot to provide for this Phased Development.

The future proposed Phases are as follows: Phase 2 being the development of a 14,500sf mixed-use commercial/residential building, Phase 3 being the construction of four(4) storage buildings with a total of 41,100sf, and Phase 4 consisting of an additional 5,000 sf of the mixed-use development. The site is a 10.8 acre parcel, and is located in and General Business zone. Phase1, the initial six (6) storage buildings, received Zoning Board of Review approval for a Special Use Permit in a General Business zone, and dimensional relief for the number of designated parking spaces. The three (3) remaining phases will require Zoning Board and/or City Council approval.

**Public Hearing**  
**Major Land Development/Subdivision**  
**Preliminary/Phase 1**  
**ORTHO RI**

Applicant: Bellecastle Realty, Inc.  
Owner: Offices at the Crossings, Bellecastle Realty, Inc.  
Location: Greenwich Ave  
Assessor's Plat: 257  
Assessor's Lots: 10 and 13  
Zoning District: City Council Approved PCO-23-18, Office with PDR Overlay.  
(Modification to Ordinance O-06-23, with modified use zone areas.)  
Number of Lots: Two (2)

Proposed No. of Lots: One (1)  
Land Area: 48.7 acres +/-  
Ward: 8  
Engineer: Garofalo & Associates, Inc.

**Background**

The Applicant is requesting Preliminary approval for Phase 1 of a Major Land Development Project/Subdivision. The Applicant is proposing to merge two (2) lots to provide for the development of a 100,000 sf +/- medical office space and the future development of a 216-unit multi-family residential complex.

**Public Informational Meeting**  
**Major Land Development/Subdivision**  
**Master Plan w/Zone Change with Restrictions and Exemptions**  
**Atlantic Avenue & Warwick Avenue-Dollar Tree**

Applicant/Owner: Clark, Geer Latham & Associates  
Expo Realty (739 Warwick Avenue)  
Sordom Development LLC (715 Warwick Avenue)  
Location: 369 Atlantic Avenue, 715 Warwick Avenue, and  
739 Warwick Avenue  
Assessor's Plat: 293, Lot 44, and  
Assessor's Plat: 294, Lots 155, 156, 157, 158, & 159  
Zoning District: General Business (GB), Office (O) and Residential A-7  
Proposed Zone: General Business, with use restrictions and exemptions for less than  
required parking spaces and less than required wetland setback.  
Land Area: 69,275 square feet  
Number of existing lots: 6  
Number of proposed lots: 2  
Engineer: Bohler Engineering  
Ward: 2

**Background**

The Applicant is requesting Master Plan Approval of a Major Land Development Project/Subdivision and a recommendation to the City Council for a zone change from a combination of General Business, Office and Residential A-7, to all General Business (GB), with restrictions and exemptions. The proposal is to consolidate six (6) existing lots to create two (2) lots, one (1) lot to provide for the development of a 9,985 sf retail building, and one (1) lot for a future General Business use.

The four existing buildings on the site will be razed, including the auto sales use, which will be abandoned.

**Actions by the Administrative Officer**

**Final Approval**

<b><u>Plat</u></b>	<b><u>Lot</u></b>	<b><u>Plat Title</u></b>
273	379, 382, 383, 409, & 410	Cumberland Farms @ Soule Street Plat
244	48 & 50	Benefit Street Plat

**Administrative Subdivision**

<b><u>Plat</u></b>	<b><u>Lot</u></b>	<b><u>Plat Title</u></b>
348	78, 80, 82, & 87,	The Brentwood Plat
349	175, 176, 177, & 732	Goldstein-Mattera Plat
289	366 & 367	Flounder Rocks 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.