

PETITION REQUESTING AN AMENDMENT TO THE COMPREHENSIVE
PLAN LAND USE MAP OF THE CITY OF WARWICK

To the Honorable City Council of Warwick:

Respectfully represent: Great Point Group, LLC

who furnishes the following information in connection with (his-her) request
for an Amendment to the Comprehensive Community Plan Land Use Map

Amendment to the Comprehensive Community Plan Land Use Map:

1. Ownership of Premises :

Gore-Kev LLC
220 South Main Street
Providence, RI 02903

2. Description of Premises:

Plat : 278 Lot No.: 144

Street: Kilvert Street Ward: 3

3. Present Comprehensive Plan Land
Use Map Classification:

Technology/Light Industry

4. Comprehensive Plan Land Use Change Requested: Residential - High

5. Reasons for Proposed Change :

Residential development

SEE ATTACHED ADDENDUM A

WHEREFORE, it is respectfully requested that the Comprehensive Community
Plan be amended by changing the Comprehensive Plan Future Land Use Map
classification of the above described premise FROM Technology/Light Industry
TO Residential-High.

Respectfully Submitted,

GORE-KEV LLC
BY SEI INVESTORS Co. MEMBER
~~MICHAEL HIRSHMAN JR. OF WARWICK~~

(Signature of Owner and Petitioner)

Great Point Group LLC
By Robert C. Lawrence
m



ADDENDUM A :

Application to the City Council for a Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM)

The Applicant is requesting a recommendation to the City Council for a Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM), specifically for Assessor's Plat 278, Assessor's Lot 144. The FLUM depicts the intended use for these lots as "Technology-Light Industry". The Applicant is seeking to revise the intended use to "Residential, High Density" to allow for the development of a (75) seventy-five unit residential multi-family, with waivers.

The Comprehensive Community Plan amendment proposed herein shall become effective for the purpose of conforming municipal land use decisions and for the purpose of being transmitted to the Director of Administration of the State of Rhode Island when it has been approved by the Planning Board and Town Council. This proposed amendment shall not become effective for the purposes of guiding State agency actions until it has been approved by the State of Rhode Island pursuant to the methods set forth in the R.I. Comprehensive Planning and Land Use Regulation Act.

PARCEL DESCRIPTION

FOR

NEW ASSESSOR'S LOT 278 PLAT 144

December, 2020

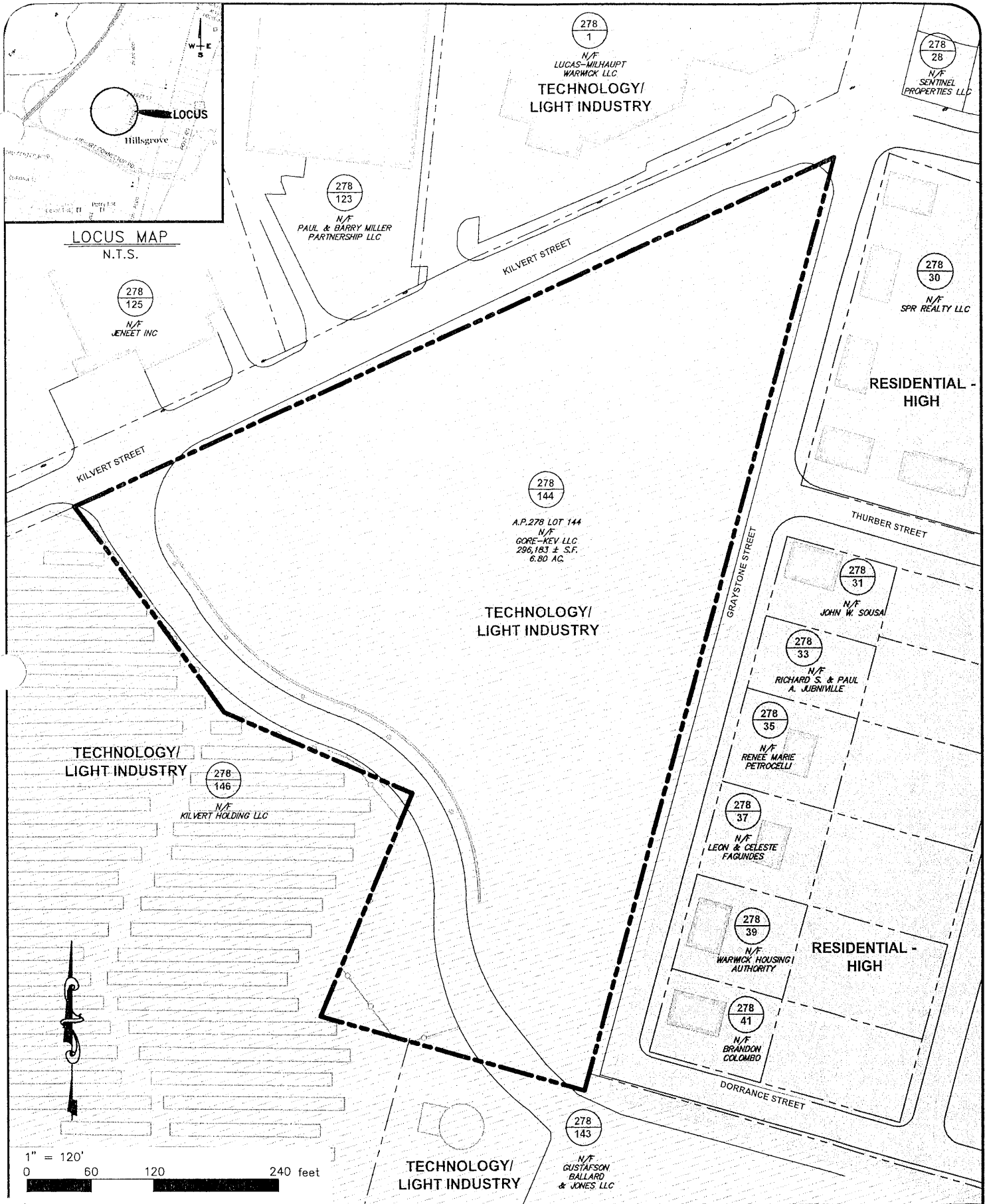
That certain tract or parcel of land with all buildings and improvements thereon situated southerly of Kilvert Street, in the City of Warwick, County of Kent and State of Rhode Island is herein bounded and described.

Record Lot 3 as indicated on a plan entitled "Minor Subdivision Plan, 745 Jefferson Boulevard Plat" A.P. 277, Lots 1 & 3 and AP 278, Lots 4 & 115, Warwick, R.I., Prepared by DiPrete Engineering, Inc. Dated 9/24/13, Project No. 7269, Scale 1"=10', which said plat is recorded in the land evidence records of the City of Warwick on October 1, 2013 on Plat Card 1528.

Said parcel contains 296,183 square feet or 6.80 acres more or less, subject to restrictions and easements.

COMPREHENSIVE PLAN - LAND USE PLAN MAP and
FUTURE LAND USE PLAN MAP CLASSIFICATION AMENDMENT(S):
'TECHNOLOGY / LIGHT INDUSTRY' to the
'RESIDENTIAL - HIGH: 5.1 to 14-UNITS PER ACRE'

The applicant is required by law to evidence consistency with the Comprehensive Plan, and more importantly the "Future Land Use" map. R.I.G.L. 45-24-50 – "Consistency with Comprehensive Plan", specifically grants local communities the authority to amend their Ordinances, when it is done so for the purpose of promoting the public health, safety, morals and general welfare. A Zoning Ordinance amendment, including change to the official zoning map, must first evidence consistency with the Comprehensive Plan. Textual consistency has already been affirmed, however there must also be agreement between the FLUM and the proposed zone change. Consistency with the FLUM, which reflects, "...*the preferred or acceptable patterns of land use...*" is legally mandatory. Evidence of this consistency must be satisfied, otherwise RIGL mandates a Comprehensive Plan amendment.



HILLSGROVE AT CITY CENTER

SITUATED AT

A.P. 278, LOT 144
298 KILVERT STREET
WARWICK, RI

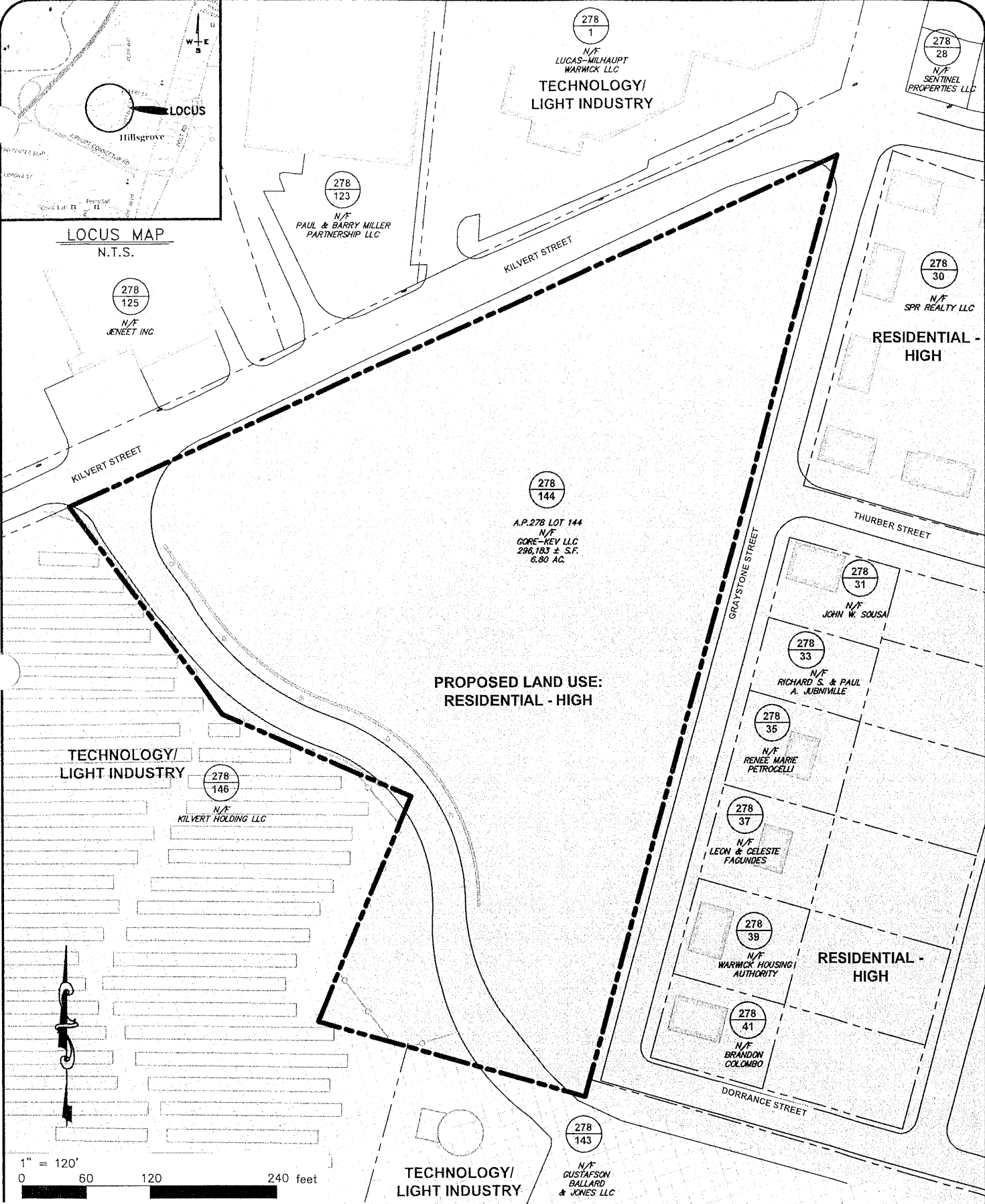
PREPARED FOR

GREAT POINT GROUP LLC

EXISTING LAND USE MAP

SHEET
1 OF 1

SCALE 1"=120'



HILLSGROVE AT CITY CENTER
 SITUATED AT
 A.P. 278, LOT 144
 298 KILVERT STREET
 WARWICK, RI
 PREPARED FOR
 GREAT POINT GROUP LLC

PROPOSED/FUTURE LAND USE MAP

SHEET
 1 OF 1
 SCALE 1"=120'



Garofalo & Associates, Inc.

Consulting Engineers
Surveyors & Land Planners

PROPERTY OWNERS WITHIN 200'

A.P. 278, LOT 144

Warwick, Rhode Island

Project No. 7272-00

Date of Research: July 8, 2020

Updated January 21, 2021

| <u>Plat</u> | <u>Lot</u> | <u>Condo</u> | <u>Owner/ Name/ Address/</u> |
|-------------|------------|--------------|--|
| 278 | 1 | | Lucas-Milhaupt Warwick LLC 235 Kilvert Street Warwick, RI 02886 |
| 278 | 3 | | Narragansett Electric Co 40 Sylvan Rd Waltham, Ma 02451-2286 |
| 278 | 23 | | Renaissance Development Corp 35 Sockanosset Cross Rd Cranston, RI 02920-0819 |
| 278 | 28 | | Sentinel Properties LLC 54 Shenandoah Rd Warwick, RI 02886 |
| 278 | 30 | | SPR Realty LLC 219 Vancouver Ave Warwick, RI 02886 |
| 278 | 31 | | John W. Sousa 88 Thurber St Warwick, RI 02886 |
| 278 | 32 | | Marie F. Procaccianti 135 Cottage St Warwick, RI 02886 |
| 278 | 33 | | Richard S. & Paul A. Jubinville 88 Thurber St Warwick, RI 02886 |
| 278 | 34 | | Benjamin Messier 145 Cottage St Warwick, RI 02886 |



| | | |
|-----|-----|--|
| 278 | 35 | Renee Marie Petrocelli 146 Graystone Street Warwick RI 02886 |
| 278 | 36 | Michael Metz 155 Cottage St Warwick, RI 02886 |
| 278 | 37 | Leon & Celeste Fagundes 156 Graystone St Warwick, RI 02886 |
| 278 | 38 | Geraldine Gleavey 4 Metcalf St Warwick, RI 02888 |
| 278 | 39 | Warwick Housing Authority 1035 West Shore Rd Warwick, RI 02889 |
| 278 | 40 | Sean E. & Branda A. J/T McCarthy 173 Cottage St Warwick, RI 02886 |
| 278 | 41 | Brandon Colombo 89 Dorrance St Warwick, RI 02886 |
| 278 | 42 | Nicholas & Jason N. Hindy 25 Jean Dr Seekonk, MA 02771 |
| 278 | 119 | Fischer Maryann & Larkin, Susan and Walter & Joseph Stanley C/O Walter Wokciechowski 139 Fenner Hill Road Hope Valley, RII 02832 |
| 278 | 123 | Paul and Barry Miller Partnership LLC 289 Kilvert St Warwick, RI 02886 |
| 278 | 125 | Jeneet Inc 303 Kilvert St Warwick, RI 02886 |
| 278 | 143 | Gustafson Ballard & Jones LLC P O Box 7282 Cumberland, RI 02864 |



278

146

Kilvert Holdings LLC
117 Metro Center Boulevard, Suite 1007
Warwick, RI 02886

* Mailing addresses obtained from the City of Warwick Assessor's Tax Map, recent update.

