




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: Bruce Keiser 
Planning Director

DATE: January 20, 2021

SUBJECT: Comprehensive Plan Amendment
Change to Future Land Use Map (FLUM)
Kilvert Street and Graystone Street
Assessor's Plat 278; Assessor's Lot: 144

APPLICANT: Great Point Group LLC

Project Scope

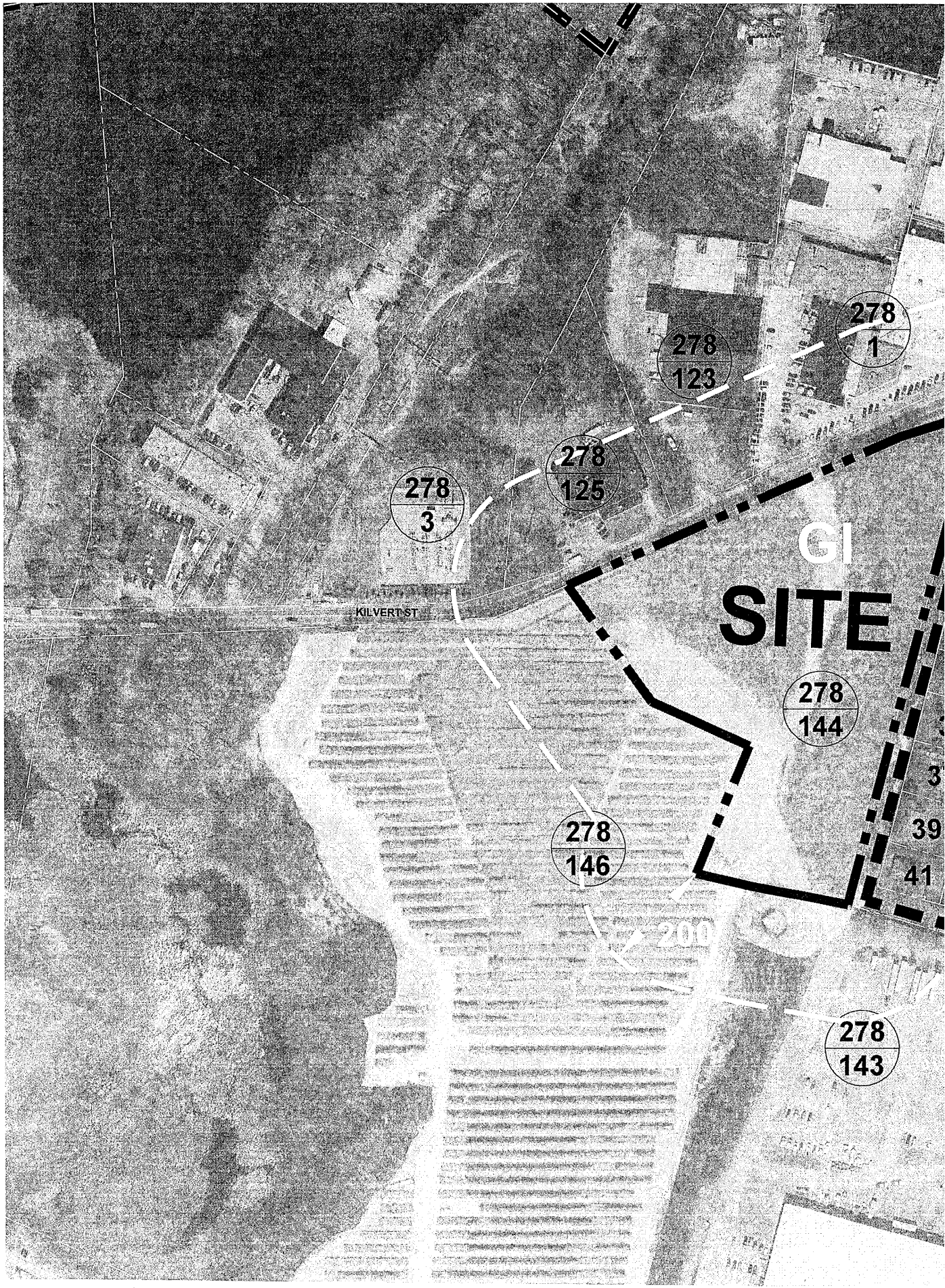
The Applicant is requesting a recommendation to the City Council for a Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM), specifically for Assessor's Plat 278, Assessor's Lot 144. The FLUM depicts the intended use for these lots as "Technology-Light Industry". The Applicant is seeking 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.

Planning Department Findings

1. That the Applicant has provided an analysis, prepared by Edward Pimentel, entitled "Hillsgrove at City Center (sic) Residential Development Rezone and Comprehensive Plan Amendment, 298 Kilvert Street, and dated December 4, 2020, evaluating the proposed Comprehensive Plan Amendment and Rezoning of Assessor's Plat 278 Assessor's Lots 144, which concludes: "...this Planning Consultant professionally believes that the Planning Board should not have any reservation in forwarding a positive recommendation to the Warwick City Council in regard to the requested zone change/comprehensive plan amendment. The proposed changes are purely for the purpose of realizing appropriate residential development. It will also afford proximate neighborhood preservation and protection."

2. That the proposal is generally consistent with the City's Comprehensive Plan, having established single-family and high-density residential uses within the 200' radius. Consistent with *Chapter 12, Future Land Use, Section E, General Principles to Guide Future Land Use*, which calls for increasing connectivity and walkability wherever possible; promoting centers of activity appropriate to conditions, whether a mixed-use transit oriented City Centre.....new mixed-used neighborhood centers; *Section H, Recommendations: Goal 1* to continue to have sufficient diversity of land uses to support a strong and stable tax base. *Goal 6 Public and Private Development Meets High Standards of Urban Design, Policy*promote redevelopment of outmoded/blighted commercial or industrial properties. Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its "Recommendations" section list, Goal 1, the City should work to provide "a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments..."
3. That Kilvert Street is in close proximity, within 350', of the City Centre Intermodal Zoning District, an area rezoned to promote mixed use development, with areas of supportive residential uses.
4. That the proposal is NOT consistent with the Future Land Use Map (FLUM) of the City of Warwick, Comprehensive Plan 2033, therefore requiring City Council Approval of a map amendment reclassifying the future land use from "Technology-Light Industry" to "Residential-High Density."
5. That the existing zone line delineating the boundary between the General Industrial (GI) zone and the A-7 Residential zone bisects Graystone Street.
6. That the proposed development parcel consists of two fronts, Graystone Street and Kilvert Street.
7. That the proposed development will consist of High-Density Residential which will propose single-family style units with access along Graystone Street, which is predominantly residential in character in this area, and multi-family style units (duplex) with access along Kilvert Street.
8. That Use Code 101-103, detached single-family dwelling unit and two-family and multiple family dwelling unit is listed in the City of Warwick Zoning Ordinance, TABLE 1. Use Regulations as "NO", in the General Industrial Zoning District, thereby prohibited within the district so designated.

Mr. Catalano, seconded by Ms. Polselli and Mr. Penta, having adopted the Planning Department's Findings and Recommendation, made a motion to forward a favorable recommendation to the City Council for the requested Comprehensive Plan Amendment, Future Land Use Map from "Technology-Light Industry" to "Residential-High Density". All in favor; none opposed.



GI
SITE

KILVERT ST

200

278
3

278
125

278
123

278
1

278
144

278
146

278
143

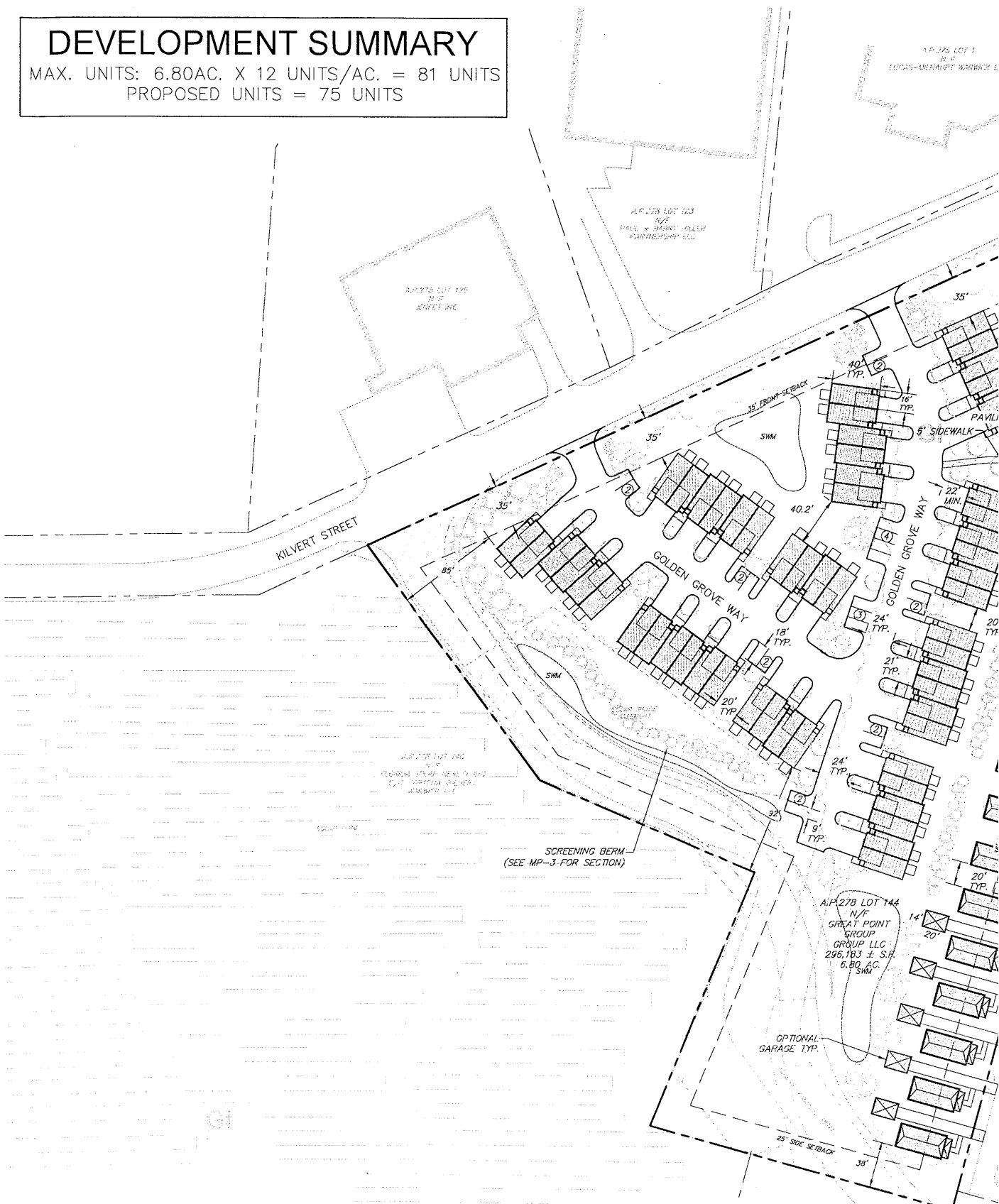
3

39

41

DEVELOPMENT SUMMARY

MAX. UNITS: 6.80AC. X 12 UNITS/AC. = 81 UNITS
 PROPOSED UNITS = 75 UNITS



SHEET NOTES:

1. SEE EDS PLAN FOR SITE LEGEND.
2. THIS PLAN IS SCHEMATIC ONLY AND INTENDED TO PROVIDE GENERAL LAYOUT AND DEVELOPMENT CONDITIONS FOR THE PROJECT. FINAL LAYOUT AND BUILDING DIMENSIONS MAY VARY.
3. REFER TO ZONING TABLE FOR SUMMARY OF DIMENSIONAL REQUIREMENTS AND CONDITIONS.
4. FREE-STANDING GARAGE STRUCTURES ARE OPTIONS AND MAY NOT BE CONSTRUCTED WITH PROJECT.

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