



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: Zone-Change Recommendation
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 for a zone change for Assessor's Plat 278, Assessor's Lot 144, from General Industrial (GI) to Residential A-7 Planned District Residential (PDR), with waivers; to allow for a (75) seventy-five unit multi-family residential development; (56) fifty-six townhouse style units with access to Kilvert Street and (19) nineteen single-family style units with access to Graystone Street, on a lot with less than required front-yard setback, less than required separation between buildings, less than required parking, parking within 15' feet of a residential structure, and parking within the front-yard and corner side-yard setbacks, in an A-7 Planned District Residential (PDR), Zoning District.

Planning Board Findings

1. At the January 13, 2021 regularly scheduled Planning Board Meeting, the Planning Board found the Zoning Amendment to be generally consistent with Article 1 "Purposes and General Statements of the City's Development Review Regulations" and generally consistent with the *City of Warwick Comprehensive Plan 2033*, specifically, that the proposed development 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 Provide 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 lists as 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....."

2. That the City's Engineering Division, Sewer Authority, Water Division, Building Department, Tax Assessor, Fire Department, and Historic District Commission have reviewed the proposal and have no objection to the proposed zone change.

The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

- A) The goals and patterns of land use contained in the comprehensive plan of the city adopted pursuant to G.L. 1956, § 45-22.2-1 et seq. (as amended);

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing, including opportunities for the establishment of low and moderate income housing.

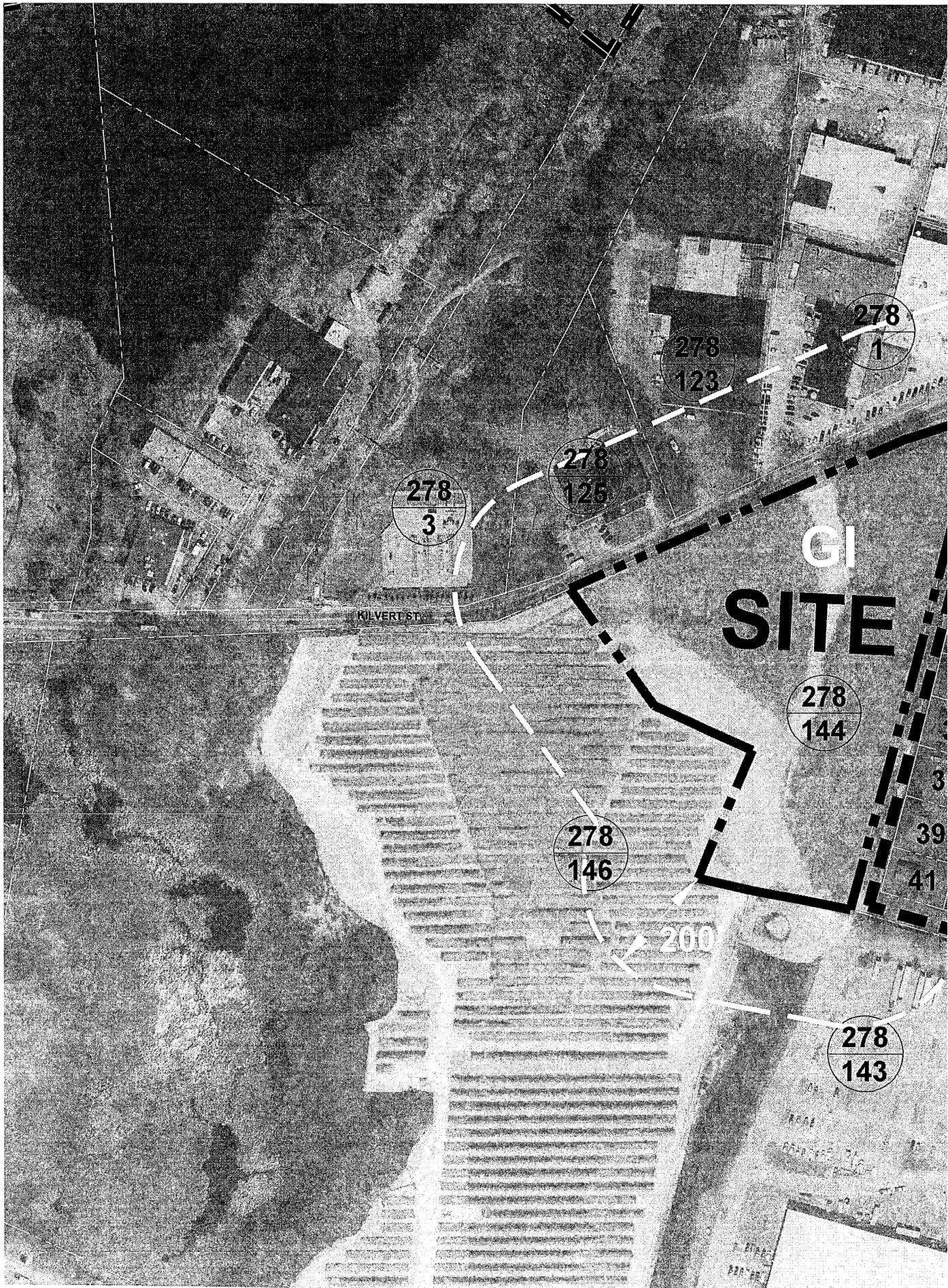
103.10 Promote a high level of quality in design in the development of private and public facilities.

103.11 Promote implementation of the Warwick Comprehensive Community Plan, as amended.

Mr. Catalano, seconded by Ms. Polselli, having adopted the Planning Department's Findings and Recommendation, made a motion to forward a favorable recommendation to the Warwick City Council for the requested zone change from General Industrial to A-7 Planned District Residential, with waivers for less than required front-yard setback, less than required separation between buildings, less than required parking, parking within 15' feet of a residential structure, and parking within the front-yard and corner side-yard setbacks; with the following stipulations:

1. That the Applicant shall include elements of the City Centre Design Manual in the Landscape, Buffering, and Lighting plan.
2. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development Project by the Planning Board or its authorized designee.

All in favor, none opposed



DEVELOPMENT SUMMARY

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



SHEET NOTES:

1. SEE ECS 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.