

PETITION REQUESTING AN AMENDMENT TO THE ZONING  
ORDINANCE 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 Zoning Law.

Amendment to the Zoning Law:

1. Ownership of Premises: GORE-KEU LLC  
(Name)  
220 SOUTH MAIN ST  
(Address)  
PROVIDENCE, RI 02903

(Furnish name of title owner of property and address of owner)

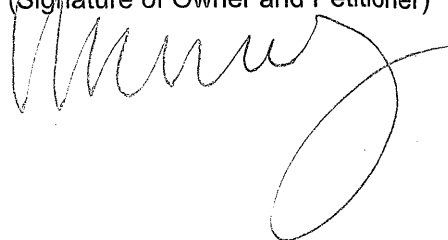
2. Description of Premises: Plat No. 278 Lot (s) 144  
Street KILVERT ST  
Ward 3

(Furnish Address, Assessor's Plat and Lot Numbers, and Ward number that property is  
in)

3. Present Zoning Classification: GI  
4. Zoning Change Requested A7 PDR  
5. Reasons for Proposed Change: RESIDENTIAL DEVELOPMENT  
SEE ATTACHED ADDENDUM A

WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing  
the Zoning Classification of the above-described premises from GI  
to A7 PDR

Great Point Group LLC  
Respectfully submitted, by Robert C Lamour  
GORE-KEU LLC  
By SENIORS CO MEMBER  
MICHAEL WHEELER, JR MANAGER  
(Signature of Owner and Petitioner)



## **ADDENDUM A:**

### *Application for Zone Change*

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.



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

**Plat 278**

<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

85 Corliss Street, Post Office Box 6145, Providence, Rhode Island 02940

Phone: (401) 273-6000 ♦ Fax: (401) 273-1000 ♦ E-Mail: [admin@garofaloassociates.com](mailto:admin@garofaloassociates.com)

Visit our Web Site at [www.garofaloassociates.com](http://www.garofaloassociates.com)



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.

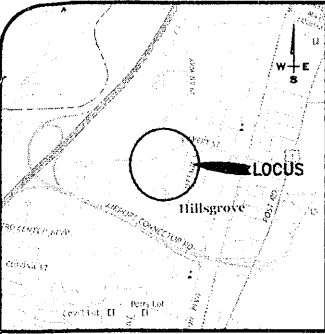


**ZONE CHANGE:**

**'GENERAL INDUSTRIAL DISTRICT' to**

**'RESIDENCE A-7 - PLANNED DISTRICT RESIDENTIAL OVERLAY'**

A zone change is absolutely mandatory in order to realize successful development of the Property for appropriate high-density residential purposes. The applicant thus seeks a zone change of the Property from the present '**GI District**' designation to the '**A-7 PDR District**' designation, to reflect existing neighborhood conditions and fulfill numerous Comprehensive Plan goal and objectives. The referenced zone change will ensure neighborhood character consistency.



LOCUS MAP  
N.T.S.

GI

278  
1  
N/F  
LUCAS-MILHAUPT  
WARWICK LLC

278  
28  
N/F  
SENTINEL  
PROPERTIES LLC

278  
123  
N/F  
PAUL & BARRY MILLER  
PARTNERSHIP LLC

278  
30  
N/F  
SPR REALTY LLC

278  
125  
N/F  
JENEET INC

KILVERT STREET

A-7

278  
144

A.P. 278 LOT 144  
N/F  
GORE-KEV LLC  
298,183 ± S.F.  
6.80 AC.

GI

THURBER STREET

278  
31  
N/F  
JOHN W. SOUSA

278  
33  
N/F  
RICHARD S. & PAUL  
A. JUBINVILLE

278  
35  
N/F  
RENEE MARIE  
PETROCELLI

278  
37  
N/F  
LEON & CELESTE  
FAGUNDES

278  
39  
N/F  
WARWICK HOUSING  
AUTHORITY

278  
41  
N/F  
BRANDON  
COLOMBO

A-7

GI

278  
146  
N/F  
KILVERT HOLDING LLC

DORRANCE STREET

278  
143  
N/F  
GUSTAFSON  
BALLARD  
& JONES LLC

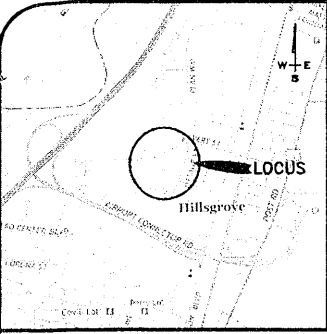
GI

1" = 120'  
0 60 120 240 feet

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

# EXISTING ZONE MAP

SHEET  
1 OF 1  
SCALE: 1"=120'



LOCUS MAP  
N.T.S.

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N/F  
LUCAS-MILHAUPT  
WARWICK LLC

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28  
N/F  
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PARTNERSHIP LLC

278  
125  
N/F  
JENEET INC

278  
30  
N/F  
SPR REALTY LLC

EXISTING ZONE: GB  
PROPOSED ZONE: A-7 PDR

A-7

KILVERT STREET

KILVERT STREET

278  
144

A.P. 278 LOT 144  
N/F  
GORE-KEY LLC  
296,183 ± S.F.  
6.80 AC.

A-7  
PDR

THURBER STREET

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N/F  
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N/F  
RICHARD S. & PAUL  
A. JUBWILLE

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35

N/F  
RENEE MARIE  
PETROCELLI

278  
37

N/F  
LEON & CELESTE  
FAGUNDES

278  
39

N/F  
WARWICK HOUSING  
AUTHORITY

278  
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BRANDON  
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A-7

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PROPOSED ZONE MAP

SHEET  
1 OF 1

SCALE 1" = 120'



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.