



Posted: January 8, 2021

## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

### Meeting Agenda City of Warwick Planning Board

Date: Wednesday, January 13, 2021

Time: 6:00 p.m.

Location: Via Zoom Virtual Meeting  
<https://zoom.us/j/96485568891>  
or  
Via Phone  
(All Toll Free) 833 548 0282 or 877 853 5247 or 888 788 0099 or  
833 548 0276  
Webinar ID: 96485568891

Review and Approval of the July 2020 Meeting Minutes.

Review and Approval of the October 2020 Meeting Minutes.

Review and Approval of the December 2020 Meeting Minutes.

A vote will be taken on the following items.

**Public Hearing**  
**Major Land Development Project**  
**2574 West Shore Road/Benny's Plaza Redevelopment**  
**Preliminary**

Applicant: Carpionato Group. LLC  
Owners: CGRI West Shore LLC, 2680 West Shore Road LLC (Lot 595)  
Location: 2574 West Shore Road  
Assessor's Plat: 362  
Assessor's Lot: 35, 560, 594, & 595  
Zoning District: General Business (GB) and Open Space (OS)  
Area: 26.56 +/- acres  
Ward: 6  
Engineer: DiPrete Engineering

### **Project Scope**

The Applicant is requesting Preliminary Plan Approval of a Major Land Development Project for the construction of two commercial buildings, one 2,394 SF+/- and one 6,206 SF +/- with drive-thru lanes, on an existing development site.

The development area is currently occupied by a supermarket (Dave's Fresh Marketplace) and a fast food restaurant (Taco Bell). The proposed plan includes an internal vehicular roadway that will afford access to the new retail pad sites, as well as existing retail establishments (Dollar General/ O'Reilly Auto Parts) located on an adjacent parcel (AP 362/ Lot 595). There are existing wetlands associated with the Tuscatucket Brook located on the southern portion of the development parcel. All work is located outside the designated wetland areas.

Primary access and egress to the site will be provided by one full movement curb cut and two limited access driveways on West Shore Road. The Applicant is proposing the installation of a traffic signal at the full service access point.

**Public Hearing**  
**Request for a Recommendation to the City Council for**  
**a Comprehensive Plan Amendment and Zone Change;**  
**Public Informational Meeting**  
**Major Land Development**  
**298 Kilvert Street**  
**Master Plan**

Location:	298 Kilvert Street
Assessor's Plat:	278
Assessor's Lots:	144
Applicant:	Great Point Group LLC
Existing Zone:	General Industrial (GI)
Proposed Zone:	A-7 Planned District Residential (PDR)
Area:	6.8 acres
Ward:	3
Surveyor:	Garofalo & Associates, Inc.

### **Project Scope**

The Applicant is requesting an amendment to the Future Land Use Map (FLUM) as contained in the *City of Warwick Comprehensive Plan 2013-2033 "City of Livable Neighborhoods"* (*Comprehensive Plan*) as the first stage in a zone change process to allow for a residential multi-family development.

The Applicant is proposing to amend the FLUM, specifically for Assessor's Plat 278, Assessor's Lot 144. The FLUM depicts the intended use for these lots as "Industrial". 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.

If given a favorable recommendation, the Applicant will seek 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; and Master Plan Approval of a Major Land Development 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.

**Public Informational Meeting**  
**Major Subdivision**  
**West Shore Road**  
**Master Plan**

Location:	West Shore Road
Warwick Assessor's Plat:	336
Warwick Assessor's Lots:	199 & 200
Applicant:	Sprague Covington, LLC
Zoned:	A-10-Residential
Area:	3.3 acres
Ward:	4
Surveyor	Ocean State Planners, Inc.

**Project Scope**

The Applicant proposes to subdivide (1) one 3.3 acre lot, to create (4) four lots; (1) one new 2.5 acre lot for Open Space Land Dedication to the City of Warwick; (1) one new 10,232, square foot lot for the development of a single-family dwelling meeting and exceeding the requirement of City's Zoning Ordinance, (1) one new 13,180 square feet for the development of a single-family dwelling meeting and exceeding the requirements of the City's Zoning Ordinance; and (1) one new 11,498 square foot lot for the development of a single-family dwelling, have less than required frontage and lot width in an A-10 Residential Zoning District.

**Actions by the Administrative Officer**

For informational purposes only:

**Final Approvals**

<b>Plat</b>	<b>Lot(s)</b>	<b>Plat Title</b>
257	14	Hawthorne Ridge Plat

**Administrative Subdivision**

<b>Plat</b>	<b>Lot(s)</b>	<b>Plat Title</b>
208	18	RePlat of the Old Forge Road Plat
336	260 & 261	Nature's Creek Plat
356	213, 214, & 377	Capuano-Grove Plat

**Village Approvals**

<b>Plat</b>	<b>Lot(s)</b>	<b>Location</b>
245	43	3262 Post Road

**If you need assistance in connecting to the aforementioned Zoom Meeting please call 401-921-9681 prior to 4:00 pm on the day of the scheduled meeting.**

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 401-738-2006 not less than 48 hours in advance of the hearing date