



CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, July 10, 2019
Time: 6:00 p.m.
Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and Approval of the May 2019 Meeting Minutes.

Public Hearing
Major Land Development/Subdivision
2081 Post Road, 2099 Post Road, 60 Montebello Road
Preliminary

Applicant/Owner: PHM Providence, LLC
Location: 2081, 2099 Post Road
60 Montebello Road
Assessor's Plat: 323
Assessor's Lot(s): 294, 295, 296, 297, 298, 310, 322, and 323
Zoning District: INTERMODAL with exemptions, as per City Council approved
PCO-1-19, dated March 21, 2019
Land Area: 343,409 square feet
Engineer: DiPrete Engineering
Ward: 3

Project Scope

The Applicant is requesting Preliminary Approval of a Major Land Development Project/Subdivision. The Applicant is proposing a mixed-use development that includes consolidation of eight (8) existing lots to create three (3) lots; one (1) lot to provide for the existing Radisson Hotel; one (1) lot for the existing restaurant and one (1) lot for development of a 140-room hotel with site design amenities promoting a walkable, pedestrian-oriented development. The development is a proposed 6-story hotel building and is to be constructed in the northwest corner of the site. Both the Radisson Hotel and the restaurant building are proposed to remain under post development conditions. As part of the project, the Applicant has been granted zone change PCO-1-19, O-19-3, dated March 21, 2019, changing the zoning from City Centre Warwick Gateway to City Centre Warwick Intermodal, with exceptions integral to the zone change.

Public Hearing
Major Subdivision
Lima Plat
Preliminary Plan

Applicant: Geraldine T. Testa
Location: 21 Lima Street
Doris Avenue
Dixie Avenue
Assessor's Plat: 319
Assessor's Lots: 245, 274, & 275
Zoned: A-7 Residential
Area: 12,800 square feet
Surveyor: Flynn Surveys, Inc.
Ward: 4

Project Scope

The Applicant is requesting Preliminary Approval of a Major Subdivision. The Applicant is proposing to reconfigure (3) three lots, that were platted in 1921, to create (2) two lots; (1) one 6,624 square foot lot with less than required land area and a pre-existing, non-conforming single-family residential dwelling, constructed in 1924, having less than required front-yard setback; and (1) one 6,176 square foot lot with less than required land area for the development of a new single-family dwelling, in an A-7 Residential District.

Actions by the Administrative Officer
Final/AO Approval

<u>Plat</u>	<u>Lot(s)</u>	<u>Plat Title</u>
359	503 & 504	Chiswick Plat
323	318	84 Kilvert Street

Administrative Subdivision

<u>Plat</u>	<u>Lot(s)</u>	<u>Plat Title</u>
344	465 & 467	Galant Plat
375	103 & 105	Goff & Randall Replat
329	13 & 14	Perry Plat
257	4, 14, & 192	1049 & 1069 Greenwich Avenue Plat

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 7382006 not less than 48 hours in advance of the hearing date at City Clerk's Office at 738-2006 not less than 48 hours in advance of the hearing date.