



POSTED: November 2, 2022

## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

### Meeting Agenda City of Warwick Planning Board

Date: Wednesday, November 9, 2022  
Time: 6:00 p.m.  
Location: Warwick City Hall Annex  
Sawtooth Annex Building-Community Room (1<sup>st</sup> Floor)  
65 Centerville Road (**ENTRANCE-ACCESS CENTERVILLE ROAD**)  
Warwick, RI 02886

#### Call to Order

1. **Meeting Minutes:** Discussion and/or Action and/or Vote:

1. October 2022 Meeting Minutes

2. **Applications:** For discussion, consideration, and/or action (vote), regarding the following petitions. Excepting informal Pre-application submissions, the Planning Board may approve, approve with conditions or deny the following petitions/applications, as may be modified by testimony and/or evidence presented throughout the public meeting; and/or possible vote to continue a petition's consideration to a date, time and place to be determined at the meeting by the Planning Board.

#### A. Public Hearing

1. Preliminary Approval-Major Land Development Project  
2907 Post Road

Location: 2907 Post Road  
Assessor's Plat: 267  
Assessor's Lots: 202  
Applicant: RWR Real Estate Investment Group, LLC  
Zoning: Office (O) and A-7 Planned District Residential (PDR)  
Land Area: 30,774 acres  
Ward: 7  
Surveyor: Ocean State Planners, Inc.

The Applicant is proposing to demolish the existing commercial Office building to allow for the development of an (8) unit multi-family residential development; with less than required land area, frontage, lot width, side-yard setbacks, and parking within 15' of a residential structure, in an Office (O) and A-7 Planned District Residential (PDR) Zoning District.

**B. Public Informational Meeting**

**1. Conditional Master Plan-Major Land Development with Subdivision  
1689 Post Road**

Location: 1689 Post Road  
Assessor's Plat: 322  
Assessor's Lots: 209  
Applicant(s): Amerco Real Estate Company  
Existing Zone: General Business  
Approx. Land Area: 22+/- acres  
Ward: 3  
Engineer(s): DiPrete Engineering

The Applicant is seeking a Conditional Master Plan Approval of a Major Land Development/Subdivision. The Applicant is proposing to construct a 23,800+/-sf building for additional mini-storage and mini-warehouse space; proposed building to be generally located along Post Road. Primary ingress/egress to be through the controlled light, which will be upgraded and improved as part of the project. One (1) new lot for future development is proposed to be created on the southeasterly side of the subject property with shared access to be through the private drive/controlled light. The applicant is also seeking a recommendation for a Special Use Permit to the Zoning Board of Review.

**2. Zoning Board of Review Recommendation  
1689 Post Road**

Assessor's Plat: 322  
Assessor's Lots: 209  
Applicant(s): Amerco Real Estate Company  
Existing Zone: General Business (GB)  
Approx. Land Area: 22+/- acres  
Ward: 3  
Engineer(s): DiPrete Engineering

The Applicant is requesting a Recommendation to the Zoning Board of Review for Special Use Permits to allow the construction of a 23,800sf building for mini-storage/mini-warehouse space. Proposed use to be in addition to the conversion of the existing building to allow a range of uses which include mini-warehouse/mini-storage, retail, vehicle rental and service/repair areas, previously approved by Special Use Permit.

**2. Zoning Ordinance Amendments: Recommendations to the City Council**

1. An Ordinance Amending the Zoning Ordinances of the City of Warwick (601.7) to Permit Not More than Four Yard Sales at a Residence in Each Calendar Year.
2. An Ordinance Amending the Zoning Ordinances of the City of Warwick to Permit Retail Sale of Marijuana and Marijuana Related Products.

3. **Special Project – Recreational Use – City Hall Plaza –**

No action is being requested of the Board for this agenda item. The purpose of this item is to use the Planning Board, its' expertise, and experience with respect to orchestrating public input to review and discuss details of the City Hall Plaza project. BETA Group, Inc., is under contract with the City to design, permit, and oversee construction of this project. BETA staff will be present to discuss potential ideas, plan details, programmed uses, and circulation options. Abutters within 200 feet have been notified of this Agenda Item.

**IV. Adjournment**

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.