




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: Thomas J. Kravitz 
Planning Director

DATE: September 3, 2021

SUBJECT: Zone-Change Recommendation
2907 Post Road
Assessor's Plat: 267; Assessor's Lot: 202

APPLICANT: RWR Real Estate Investment Group, LLC

Project Scope

The Applicant is seeking a Zone Change Recommendation from Office (O) and A-7 Residential to Office (O) and A-7 Planned District Residential (PDR). The Applicant is proposing to demolish the existing commercial Office building to allow for the development of an (8) eight 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.

Findings

1. At the August 11, 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, the proposed development is generally consistent with the Comprehensive Community Plan criterion that it be consistent with the surrounding area, having established high-density residential uses within the 200' radius. The proximate land uses found in the immediate vicinity are single-family, multi-family, office and general business; and consistent with Chapter 12 of the City of Warwick Comprehensive Plan, specifically, the section entitled "Future Land Use, Zoning and Urban Design: Goals and Policies," which promotes developments "that are safe, attractive, well-maintained and stable... ones designed to "protect... and support...existing residential neighborhoods;"

- It further promotes... *“Public and private development that meet high standards of design by ensuring that proposed new residential development is compatible with the character and of the surrounding area;”*
 - Chapter 12, Future Land Use, Section E, General Principles to Guide Future Land Use, Section H, Recommendations: Goal 6, Public and Provide Development Meets High Standards of Urban Design, Policypromote 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, Fire Department, and Tax Assessor have reviewed the proposal and have no objection to the proposed zone change.

Additionally, the Planning Board 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 of Warwick
 - B) The natural Characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface (water) or groundwater pollution
 - E.) The availability and capacity of existing and planned public and/or private services and facilities
- 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.

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 Office (O) and A-7 Residential to Office (O) and A-7 Planned District Residential (PDR) to allow for the development of an (8) eight 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; Mr. Bergantino, Mr. Catalano, Ms. Cullion, Ms. Gerlach, Mr. Penta, and Ms. Polselli, voted in favor of the recommended Zone Change with the following stipulation:

1. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval by the City of Warwick Planning Board or its authorized designee.