



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 Kravitz
Planning Director *TK*

DATE: March 15, 2023

SUBJECT: Zone Change Recommendation
5 Williams Street
Assessor's Plat 220; Assessor's Lot: 95

APPLICANT: JMR Properties, Inc.

At the regularly scheduled February 15, 2023 Planning Board meeting, Ms. Cullion, seconded by Mr. Bergantino, with Mr. Catalano, Ms. Cullion, Mr. Flynn, Mr. Penta, Mr. Bergantino, and Mr. Slocum voting in favor; and with Ms. Gerlach abstaining, noting a conflict, made a motion to adopt the Planning Department's Findings and Recommendations and to forward a favorable recommendation to the City Council for the requested Zone Change from A-10 Residential to A-10 Planned District Residential (PDR-L) Overlay to allow for the development of four-unit residential complex on a 31,529 square foot lot with the following waivers in the A-10 Planned District Residential-Limited Overlay (PDR-L): Less than required frontage, Less than required minimum side-yard setback, Less than required rear-yard setback, Less than required separation between buildings, and Parking within 15-feet of a residential building; with the following stipulations:

1. That, Sanitation Services shall be private and all cost(s) shall be borne by the Property Owners. The City of Warwick will not provide trash and recycling services.
2. That the Property Owners shall be responsible for the Operation and Maintenance of the Stormwater Management System.
3. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development Project by the Planning Board and/or its authorized designee, respectively.