



CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

MEMORANDUM

To: Honorable Stephen P. McAllister, City Council President
Honorable Warwick City Council

From: Tom Kravitz, Director TK

Date: April 13, 2023

Subject: Advisory Recommendation: Amendment to O-83-2
989 Centerville Road

Applicant: 989 Centerville, LLC

Existing Zoning: General Business (GB) with Restrictions
Proposed Zone: General Business (GB) with allowance for more than one nonresidential building and use on a lot.

Ward: 8

SUMMARY

The Applicant is requesting City Council approval to amend **City Council Ordinance O-83-2 approved 2/23/1983** (attached) by removing a City Council restriction placed on the property that portions of then lot 11 and 16, could be used "*only as a restaurant*" in substantial conformance with the plan submitted and "*shall not be used as a drive-in type restaurant.*" The Applicant is also requesting that the City Council specifically allow more than one nonresidential building and uses on the lot.

EXISTING CONDITION

989 Centerville Road is 2.35acre lot fronting on the north side of Centerville Road and abutting Bald Hill Road/Route 2 to the west. The existing 10,000sf +/- structure was formerly occupied by a single restaurant (TGIF) and is currently vacant. The applicant is seeking to divide the vacant, unoccupied building to allow multiple commercial tenants and potentially construct an additional commercial building(s) in the future.

FINDINGS OF THE BOARD

At the April 12, 2023 meeting of the Warwick Planning Board, this project and proposed zoning amendment was found to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City's Development Review Regulations.

The Planning Board also found the proposed zoning amendment to be generally consistent with the Comprehensive Plan of the City of Warwick, specifically the following sections:

1. Bald Hill Road/Route 2 is described in the narrative as *“Once a rural highway connecting Providence and South County, Bald Hill Road has evolved into a major regional commercial corridor.”* (12.11).
2. The General Principles to Guide Future Land Use includes a Principle to *“Preserve land in the Route 2 corridor for regional commercial uses while enhancing function and appearance.”* (12.15)
3. Part IV, Prosperous City, supports *“Bald Hill Road/Route 2 as a Regional Retail center and the need to maintain this district as the state’s premier destination shopping area.”* (7.20)
4. Chapter 8 Economic Development states as a Goal *“Implement land use policies that support a diversity of industries and promote a strong, stable tax base.”*(8.2)

Removing the existing restriction and allowing more than one non-residential use on the subject lot is wholly consistent with the above Comprehensive Plan policies that support promoting and maintaining the Bald Hill Road/Route 2 as a major commercial corridor.

The Board also found the request to be 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.
 - E.) The availability and capacity of existing and planned public and/or private services and facilities;
- 103.11 Promote the implementation of the Warwick Comprehensive community plan, as amended.

PLANNING BOARD RECOMMENDATION

The Planning Board voted unanimously to forward a favorable recommendation to the Warwick City Council for the requested Ordinance Amendment to remove the existing restriction and to allow for more than one nonresidential, allowed use and/or building on the lot.