




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

DATE: February 5, 2024

SUBJECT: Zone Change Recommendation
211 Commonwealth Avenue and College Hill
Assessor's Plat 260; Assessor's Lot(s): 38 & 39

APPLICANT: Alan-Brian Realty Company
Worldwide Real Estate, Inc.

At the regularly scheduled January 10, 2024 Planning Board meeting, Mr. Catalano, seconded by Mr. Penta, made a motion and the Planning Board voted unanimously to forward a favorable recommendation to the Warwick City Council for a zone change to PDR Overlay to allow for the development of ten-unit residential complex on a 1.87 acre parcel, in the A-15 Planned District Residential Overlay (PDR), with waivers for less than required minimum side-yard setback, less than required separation between buildings, and parking within 15-feet of a residential building. Members in favor: Bergantino, Catalano, Cullion, Flynn, Gerlach, North, Penta, Polselli and Slocum. None opposed, none abstained, with the following stipulations:

1. That the Applicant shall receive Preliminary and Final Approval of the Land Development Project by the Planning Board and/or its authorized designee, respectively.
2. That, Sanitation Services shall be private "barrel" pick-up, no dumpsters on-site, and all cost(s) shall be borne by the Property Owners. The City of Warwick will not provide trash and recycling services.
3. That the Property Owners shall be responsible for the Operation and Maintenance of the Stormwater Management System.
4. That the Property Owners shall be responsible for the long-term maintenance of the private roadway access and the cemetery, on-site.