



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: March 20, 2024

Subject: Planning Board Advisory Recommendation: Amendment to O-17-11 (PCO-18-17)
1009 Centerville Road

Applicant: 1009 Centerville, LLC

Existing Zoning: General Business (GB) with variances and conditions
Proposed Zone: General Business (GB) with variances, SUP and restrictions

Ward: 8

SUMMARY

The Applicant is requesting City Council approval to amend City Council Ordinance O-17-11 approved 05/21/2017 (attached) by removing condition 4 placed on the property that states "*That, due to site constraints, there shall be no drive-through use allowed on this parcel.*" The Applicant is requesting that the Council remove this condition and proposes a smaller restaurant use that will include a pick-up window only. Ordering will only be permitted by mobile application and there will be no "order board". The Applicant is also requesting that the building be moved to the easterly side of the Property and that there would be a waiver of the side setback line (4.6' proposed) and off-site parking. When this project was first proposed, the Applicant (Michael Kent) only controlled the subject property. The new owner and current Applicant is the owner of both the subject property and the adjacent property which is currently being redeveloped the (former TGIF restaurant) into an emergency veterinary practice and a fast food restaurant. The acquisition of both properties has afforded the Applicant the flexibility of improved site design and circulation by instituting shared parking. *Conditions 1, 2, 3 and 5 as contained in O-17-11 shall remain in full effect.*

FINDINGS OF THE BOARD

At the March 13, 2024 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.

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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)

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 O-17-11 restriction number four (4) only; (original conditions 1, 2, 3 and 5 shall remain in full effect) and to grant side-yard setback relief and authorize off-site parking in accordance with the materials and plan submitted.