

**PETITION REQUESTING AN AMENDMENT TO THE ZONING  
ORDINANCE OF THE CITY OF WARWICK**

To the Honorable City Council of Warwick:

Respectfully represent: Premier Land Development

who furnishes the following information in connection with (his-her) request for an Amendment to the Zoning Law.

Amendment to the Zoning Law:

1. Ownership of Premises: AP 322 Lots 167, 168, 169, 182 & 183: State of RI & Prov  
(Name)

(Address)  
AP 322 Lot 170: DNC Holdings LLC, 56 Pine Street, 3rd Floor, Providence RI

(Furnish name of title owner of property and address of owner)

2. Description of Premises: Plat No. 322 Lot(s) No. 167, 168, 169, 170, 182 & 183  
(part) (part)  
Street 1795 Post Road Ward 3

(Furnish Assessor's Plat and Lot numbers and Name of Street and Ward Number)

3. Present Zoning Classification: A-7 Residential
4. Zoning Change Requested Warwick Station Gateway District
5. Reasons for Proposed Change: To better comply with the vision for the area  
as illustrated in the WSDD Design Guidelines

WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing the Zoning Classification of the above described premises from A-7 Residential  
to Warwick Station Gateway District

Respectfully Submitted,

(Signature of Owner and Petitioner)

**Metes and Bounds Description**  
**Zoning Change for**  
**AP 322 Lots 168, 169, 183 and a portion of Lot 167 and 182**  
**Warwick, Rhode Island**

That certain parcel of land situated westerly of Post Road, northerly of Guilford Avenue and southerly of Pell Avenue, in the City of Warwick, Kent County, the State of Rhode Island and being more particularly described as follows:

Beginning at a point on the northerly street line of Guilford Avenue, said point being 83.24 feet westerly of the intersection of said northerly street line of Guilford Avenue and the westerly highway line of Post Road, said point also being the southeasterly corner of the herein described parcel;

Thence N 74°28'49" W along said northerly street line of Guilford Avenue , a distance of 110.82 feet;

Thence N 14°39'51" W crossing land now or formerly of the State of Rhode Island, a distance of 200.02 feet to the southerly street line of Pell Avenue;

Thence S 74°28'49" E along said southerly street line of Pell Avenue , a distance of 113.81 feet;

Thence S 15°31'11" W bounded southerly by land now or formerly of DNC Holdings, LLC, a distance of 200.00 feet to the point of beginning. ;

The above-described parcel contains 22,463 Square feet of land (0.52 Acres)



# DiPrete Engineering

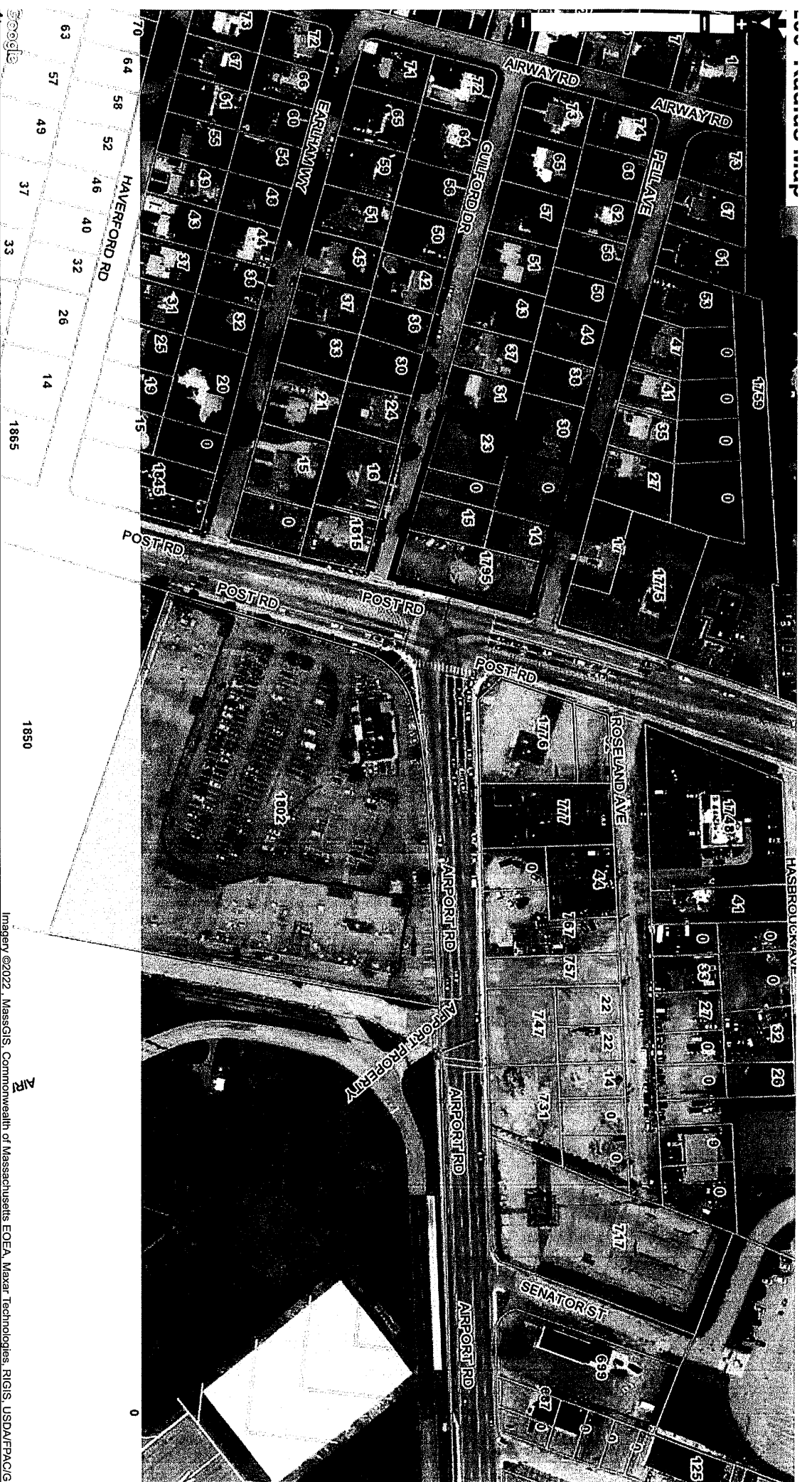
August 17, 2022

Council President  
Warwick City Council  
3275 Post Road  
Warwick, RI 02852

**RE: Proposed Bank/Office & Retail  
1795 Post Road, Warwick, Rhode Island  
AP 322, Lots 167, 168, 169, 170, 182 & 183  
Project #: 2505-006**

The above referenced project is seeking the following relief from The City of Warwick, Rhode Island Zoning Regulations, and the Warwick Station District Design Manual Guidelines (WSDM):

- Section 505.1.B – Landscaping and Screening Requirements for nonresidential uses: Landscape buffer adjacent to residential: 20' buffer required, 10' buffer provided along Pell Avenue and Guilford Avenue; 10' relief sought.
- Section 702.2 – Loading Area Dimensions: 14' required for loading area width, 10' width provided, 4' relief sought.
- Table 2B – Dimensional Regulations, Footnote 2: 40' Landscape Buffer to Residential required. 20' buffer provided along proposed western property line; 20' relief sought.
- WSDM Section 1.5.1 – Prohibition of internally illuminated signs. Proposing new internally illuminated sign consistent with the new development across Post Road.
- Zone Change for AP 322 Lots 167 (part), 168, 169, 182 (part) & 183 from A-7 to Warwick Station Gateway.



# City of Warwick, Rhode Island

Selected Parcel: PELL AVE ID: 322-0182

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