

October 3, 2022

Via Hand Submission

City of Warwick
The Honorable Planning Board
The Honorable Zoning Board
Sawtooth Annex Building
65 Centerville Road
Warwick, RI 02886

RE: Applications for Master Plan and Special Use Permit (the “Applications”) for property located at 1689 Post Road, Warwick, Rhode Island (the “Property”)

Dear Honorable Members of the Planning and Zoning Boards,

This office represents Amerco Real Estate Company (the “Applicant”) in connection with the above-captioned Applications. The purpose of this letter is to provide the City of Warwick Planning and Zoning Boards (the “Boards”) with a narrative description of the Applications, as well as to highlight the many beneficial features of this proposed project. Additional information directly pertaining to the findings of fact required to be made by the Boards will be presented at the respective public informational meeting (master plan) and public hearing (special use permit).

The Property is located at 1689 Post Road – the site of the former “Ann & Hope Building” (the “Existing Building”). The Property is located in the GB zone, and the lot the Existing Building is located on is a little under 22 acres in size. The Existing Building itself is vacant, and a second building located on the Property is being used as a Firestone store. The site is arranged and depicted on the plans as three (3) separate phases. The first phase, as depicted in the Applications, consists of the reuse of the Building by converting it into a range of uses, including a ministorage and mini warehouse facility, retail, vehicle rental agency and service/repair areas, all of which are allowed in the GB zone with a special use permit. In fact, a special use permit for these uses was approved by the Zoning Board and a Decision recorded on August 17, 2022, at Book 10193, Page 139.

The present Applications are focused on the area depicted as Phase 3 on the submitted plans. The Applicant is proposing a 23,800+/- s.f. warehousing space, which requires a special use permit under the provisions of the Zoning Ordinance. The introduction of the proposed use, along with the redevelopment of the entire Property will feature significant streetscape and landscape improvements. While the Property is not located in the City Center District, we understand that the street design guidelines from the City Center are important to the City and, therefore, the Applicant has incorporated them into the plans presented. Consistent therewith, a wide landscaped buffer is proposed along Post Road to improve the attractiveness of the lot and incorporate some pervious, green space into the Property. Landscaping throughout the parking lot and at the entrance to the Property is going to be re-established as well and as depicted on the plans. No variances are required for the proposed use of the Property.

While the Applicant intends to produce additional relevant testimony at the Boards' meetings upon consideration of these Applications, we are confident that this proposed project will prove to be an asset to the City and conforms with all of the criteria relevant in considering whether to grant the Master Plan and Special Use Permits Applications.

Very truly yours,



DarrowEverett LLP
Kelley Morris Salvatore
On Behalf of the Applicant, Amerco Real Estate Company