



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: March 24, 2022

SUBJECT: Zone Change Recommendation
Kilvert Street and Metro Center Boulevard
Assessor's Plat 278; Assessor's Lot: 30-42, 103-114, 144-147

APPLICANT: AR Building Company, Inc.

The Applicant is requesting a Zone Change from General Industrial (GI) to Gateway (G) to allow for the development of a (200) two-hundred unit residential multi-family on Assessor's Plat 278; Assessor's Lot 145. In order to make the proposal more consistent with the Comprehensive Plan and City Centre Zoning generally, the Planning Board required the applicant to include Assessor's Plat 278, Assessor's Lots 30-42, 103-114, 144-147 which creates a new corridor of Gateway Zoning westerly to the site. The Applicant is proposing streetscape improvements to include but not be limited to sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City's Intermodal District (City Centre).

At the regularly scheduled March 9, 2022 Planning Board meeting, the following vote was taken; Ms. Gerlach, seconded by Mr. Penta, with Mr. Bergantino, Mr. Catalano, Mr. Flynn, Mr. Penta, Ms. Polselli, Ms. Cullion, and Mr. Slocum in favor, made a motion to grant a favorable advisory recommendation to the City Council for the requested Zone Change from General Industrial to Gateway to allow for the development of a (200) two-hundred unit residential multi-family on lot 145, with the following recommendations.

1. That the Applicant shall include elements of the City Centre Design Manual in the Landscape, Buffering, and Lighting plan, that shall include streetscape improvements to include but not be limited to sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City's Intermodal District (City Centre).
2. That the Zone Change shall take effect upon the Applicant receiving Preliminary and Final Approval of the Land Development Project by the Planning Board and/or its authorized designee, respectively.