

William DePasquale, Jr., AICP
Planning Director




Scott Avedisian
Mayor

CITY OF WARWICK
Planning Department
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MEMORANDUM
52 Benefit Street

TO: Joseph Solomon, Council President
Warwick City Council Members
Lyn Pagliarini, City Clerk

FROM: William J. DePasquale, Jr. AICP 
Administrative Officer
Planning Director

DATE: April 20, 2018

SUBJECT: Planning Board Recommendations
Comprehensive Plan, Amendment to the Future Land Use Map (FLUM)
And Zone Change, with waivers

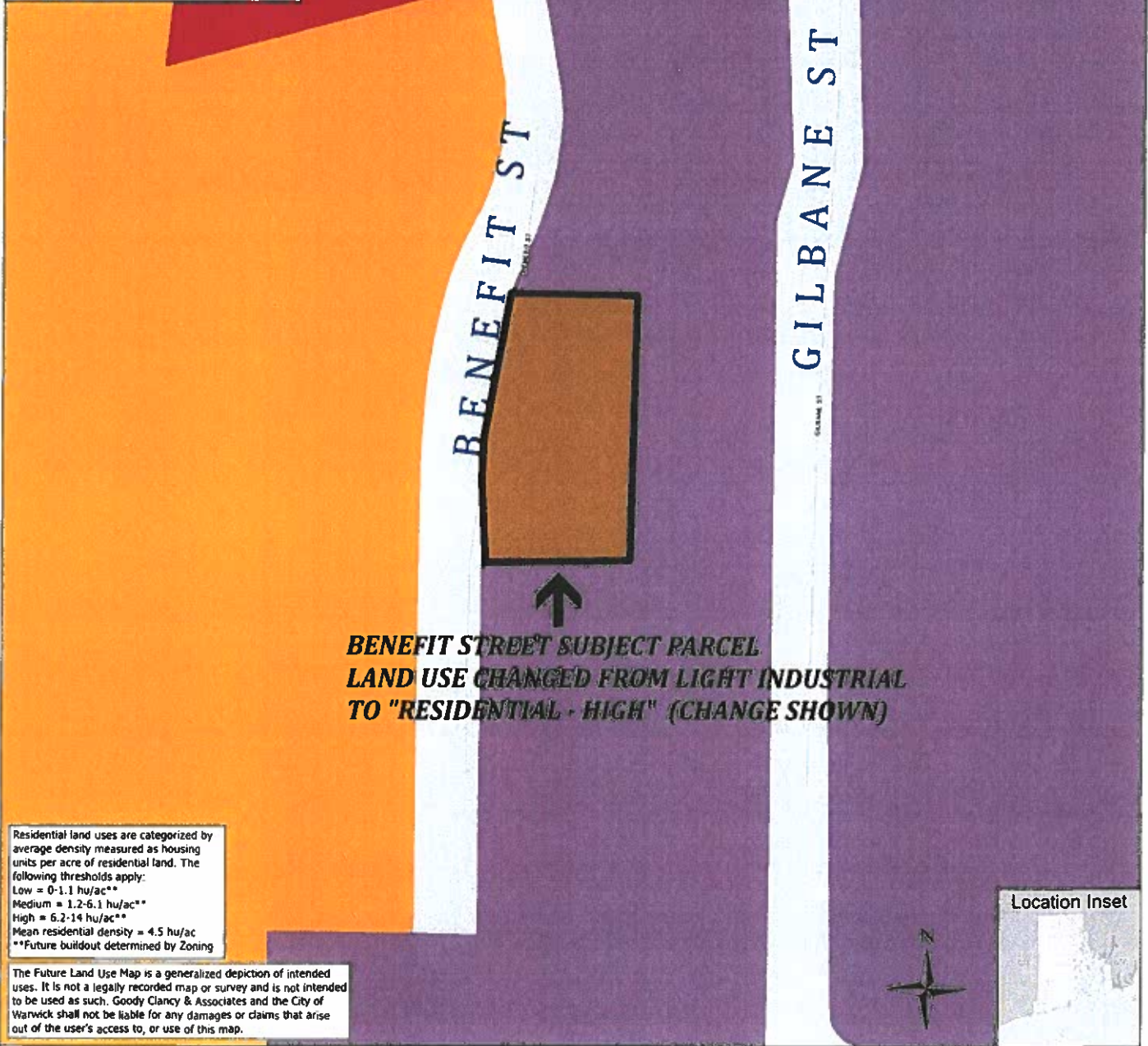
APPLICANTS: Harrington Realty, LLC

LAND AREA: 17,016sf

WARD: 8

<u>Future Land Use Map Amendment</u>	<u>AP244, ALs 48 and 50</u>
EXISTING CLASSIFICATION:	Industrial
PROPOSED CLASSIFICATION:	Residential – High
<u>Proposed Zone Change</u>	<u>AP244, ALs 48 and 50</u>
EXISTING ZONING:	Light Industrial
PROPOSED ZONING:	Residential, A-7 with waivers

**FUTURE LAND USE
MAP AMENDMENT
2018 Amendment #1**
Benefit Street Zone Change
Assessor's Plat 244 Lots 48 & 50
**CITY OF WARWICK
RHODE ISLAND**
Comprehensive Plan 2013-2033



Residential land uses are categorized by average density measured as housing units per acre of residential land. The following thresholds apply:
 Low = 0-1.1 hu/ac**
 Medium = 1.2-6.1 hu/ac**
 High = 6.2-14 hu/ac**
 Mean residential density = 4.5 hu/ac
 **Future buildout determined by Zoning

The Future Land Use Map is a generalized depiction of intended uses. It is not a legally recorded map or survey and is not intended to be used as such. Goody Clancy & Associates and the City of Warwick shall not be liable for any damages or claims that arise out of the user's access to, or use of this map.



Map Legend
FUTURE LAND USE

- RESIDENTIAL-LOW
0-1.1 hu/ac
- RESIDENTIAL-MEDIUM
1.2-6.1 hu/ac
- RESIDENTIAL-HIGH
6.2-14 hu/ac
- COMMERCIAL
- INDUSTRIAL

- TECHNOLOGY/LIGHT INDUSTRY
- MIXED USE
- MUNICIPAL
- AIRPORT PROPERTY
- CEMETERY
- PARKS, RECREATION AND OPEN SPACE
- PRIVATE RECREATION/OPEN SPACE*

- Water
- Roads
- Boundaries**
- Warwick
- RI Municipal
- Other States
- Refer to specific area master plan
- Subject to RIAC Land Acquisition Program funding and schedule

* See conservation intent map

0 10 20 30 Feet

This map is not the product of a Professional Engineer and should not be relied upon for any engineering or construction purposes. For general information, information planning or guidance, see 45 CFR 101.11 and 45 CFR 101.12. Proper interpretation of this map requires the application of zoning and professional judgment. Goody Clancy & Associates makes no warranty, express or implied, in the use of this map or for any other use of the map.

RI GIS 21ST CENTURY **warwick**
CITY OF USABLE NEIGHBORHOODS

Amendment 2018 #1

BACKGROUND

The Applicant is requesting an amendment to the Future Land Use Map (FLUM) as contained in the *City of Warwick Comprehensive Plan 2013-2033 "City of Livable Neighborhoods" (Comprehensive Plan)* as the first stage in a zone change process to correctly reflect the existing residential use on the parcel.

The Applicant is proposing to amend the FLUM, specifically for Assessor's Plat 244, Assessor's Lots 48 and 50. The FLUM classifies the intended use for these lots as "Industrial." The Applicant is seeking to revise the intended use to "Residential - High" to reflect the existing, long-standing residential use on the parcel.

If given a favorable recommendation, the Applicant will then seek a recommendation for a zone change for Assessor's Plat 244, Assessor's Lots 48 and 50, from Light Industrial (LI) to Residential A-7, with waivers, and approval of the Master Plan phase of a Major Subdivision, to subdivide Assessor's Plat 244, Assessor's Lot 48 into two (2) lots, one (1) lot with an existing single family dwelling, and one (1) lot to provide for the construction of a new single-family dwelling. The Applicant is also proposing to construct a new single-family dwelling on the undeveloped abutting lot, Assessor's Plat 244, Assessor's Lot 50, an existing lot to have less than required lot area, lot frontage and lot width in a Residential, A-7 zone.