

**City of Cranston
Zoning Board of Review
Application**

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Date: July 12, 2022

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: ARMI, LLC

ADDRESS: 60 Whispering Pine Drive, Cranston, RI ZIP CODE: 02921

APPLICANT: The Giving Tree Academy of RI, Inc.

ADDRESS: 60 Whispering Pine Drive, Cranston, RI ZIP CODE: 02921

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 1355 Scituate Avenue

2. ASSESSOR'S PLAT #: 36/3 BLOCK #: _____ ASSESSOR'S LOT #: 34 WARD: 4

3. LOT FRONTAGE: 238.54' LOT DEPTH: 560.37' LOT AREA: 60,984 sq.ft.

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-80/M-2 35'
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: one story PROPOSED: one story (new building)

6. LOT COVERAGE, PRESENT: 4.1% PROPOSED: 9.3%

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 7/13/18

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? yes

9. GIVE SIZE OF EXISTING BUILDING(S): 2504 sq.ft. (irregular shape)

10. GIVE SIZE OF PROPOSED BUILDING(S): 50' x 64'

11. WHAT IS THE PRESENT USE? commercial day care

12. WHAT IS THE PROPOSED USE? same

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: none

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Applicant desires to
construct an additional 50'x64' building to house a second commercial
daycare center. Additional parking area proposed. New ISDS will be
installed.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? No

16. WERE YOU REFUSED A PERMIT? No

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

70.20.010 (Schedule of Uses); 17.20.120 (Schedule of Intensity
Regulations); 17.92.010 (Variance) and all other applicable.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: Expansion of pre-existing
non-conforming use. Family Day Care is allowed in A-80 Zone but not
commercial daycare. Compatible with surrounding area.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

ARMI, LLC

By: 
(OWNER SIGNATURE)

255-8961
(PHONE NUMBER)

(OWNER SIGNATURE)
The Giving Tree Academy of RI, Inc.

(PHONE NUMBER)

By: 
(APPLICANT SIGNATURE)

255-8961
(PHONE NUMBER)

(LESSEE SIGNATURE)

(PHONE NUMBER)


(ATTORNEY SIGNATURE)

946-3800
(PHONE NUMBER)

Robert D. Murray, Esq.
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: Taft & McSally LLP, 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING: _____
(PLANNING DEPT. SIGNATURE) (DATE)

THE GIVING TREE ACADEMY OF RI, INC. (“APPLICANT”)
ARMI, LLC (“OWNER”)

1355 SCITUATE AVENUE
Cranston, RI 02921

PROJECT NARRATIVE

The Giving Tree Academy, Inc. operates a commercial day care center at 1355 Scituate Avenue. The existing day care accommodates approximately 52 children and was the subject of previous permitting approvals in 2018. Based on a perceived demand, the applicants propose an expansion building for an additional 50 children.

The subject lot is Lot No. 34 on Cranston Assessor’s Plat 36/3. The lot is zoned A-80 (single family residential) and M-2 (general industry) under the zoning code and contains approximately 60,984 square feet.

The applicant proposes to construct a new day care building of approximately 3200 square feet with a parking area for thirteen off street parking spaces. A new ISDS will be permitted and constructed on the property.

Certain zoning relief will be necessary from the Cranston Zoning Board of Review including a variance for the non-conforming use.

17.20.010 (Schedule of uses)

A family day care is permitted in an A-80 zone but a commercial day care will require a variance. The commercial day care is permitted in a M-2 industrial zone.

17.20.120 (Schedule of Intensity Regulations)

Existing lot created before zoning was established is undersized from the required 80,000 square feet in an A-80 zone. Lot contains approximately 60, 984 square feet.

17.92.010 Variance for use and dimensional relief



640 George Washington Hwy
Building C, Suite 100
Lincoln, RI 02865
401.722.7660
www.bryant-engrs.com

May 11, 2022
BAI #222012

Mr. Daniello Cimarelli
60 Whispering Pines Drive
Cranston, RI 02921

REFERENCE: Traffic Review
1355 Scituate Avenue – The Giving Tree Academy Day Care Center
Cranston, Rhode Island

Dear Mr. Cimarelli:

Bryant Associates, Inc. (Bryant) has been retained to conduct a traffic review for the proposed day care center expansion at the existing Giving Tree Academy at 1355 Scituate Avenue (RI Route 12) in Cranston, RI. The existing day care center has 52 students and the proposed day care will have 50 new students. There are two driveways on Scituate Avenue. The east driveway is entrance only and the west driveway is exit only. There is a loop in front of the existing day care center and a nine-space parking lot, with one handicap accessible parking space, on the west side of the site. The proposed expansion will include a 3,200 square foot building, a 13-space parking lot on the east side of the site, two additional marked spaces perpendicular to the existing building, and a relocated exit driveway as shown on the "Zoning Plan - Proposed Site Plan" dated May 10, 2022. The proposed day care center and parking lot will be accessed through the existing entrance driveway and the relocated exit driveway on Scituate Avenue.

Existing Conditions

Traffic volumes are moderate on Scituate Avenue, which is classified as an Urban Minor Arterial, as presented in Technical Paper 165, Rhode Island Statewide Planning Program, Department of Administration, 2014. Land use in this area is residential, agricultural, and commercial.

Scituate Avenue in the vicinity of the existing driveways is a two-lane, two-way bituminous roadway approximately 37.5 feet in width with 11.5-foot travel lanes, a 7-foot westbound shoulder and a 7.5-foot eastbound shoulder. There are no sidewalks or curb on either side of the roadway. There are utility poles on the south side of the roadway. The posted speed limit is 35 mph.

Existing Operations

Bryant reviewed the existing traffic operations at the day care center during the AM drop-off on April 5, 2022 between 8:30 and 9:30 AM and during the PM pick-up on March 30, 2022 between 4:00 and 5:00 PM.

Parents dropping off students typically park in the loop in front of the existing day care center and walk their students into the building. The loop can accommodate four (4) parked vehicles. Rarely was it observed that there were more than four (4) vehicles dropping off/picking up simultaneously. When there were more than four (4) drop-offs/pick-ups occurring at the same time, the parents drove past the parked vehicles in the loop and parked along the parking lot or in the space adjacent to the building between the loop and the parking lot. There is sufficient space in these areas to accommodate four (4) additional vehicles dropping off/picking up without impacting traffic operating on the site. Vehicles were observed to typically experience only minimal delay exiting the facility.

Geometrics

The geometric configuration of the intersections affected by traffic generated by the proposed development were examined with regard to safe stopping sight distance using principles presented in A Policy on Geometric Design of Highways and Streets, 2018, of the American Association of State Highway and Transportation Officials (AASHTO). AASHTO provides recommendations for necessary sight distance at intersections.

A conservative speed of 45 mph, which is 10 mph over the posted 35 mph speed limit, was utilized for Scituate Avenue at the existing west exit only driveway. The minimum safe stopping sight distance for roadways with a design speed of 45 mph is 360 feet, as required by AASHTO, Table 3-1. Stopping Sight Distance on Level Roadways, P. 3-4. The sight distance at the proposed west exit only driveway is in excess of the minimum sight distance required.

Vehicle Trip Generation

The number of trips generated by the existing day care center and the anticipated trips to be generated by the proposed day care center expansion were estimated using the Institute of Transportation Engineers (ITE) Trip Generation (11th edition) Land Use Code 565, Day Care Center, which sets forth trips generated at facilities similar to the existing and proposed uses. Table No. 1 shows the estimated existing trips and the anticipated trips for the A.M., P.M., and weekday for the existing 52 student day care center and the proposed 50 student day care center expansion.

Table No. 1
Day Care Center Trips

Peak Hour	Direction	Existing 52 Students Day Care Center (Land Use 565)	Proposed 50 Students Day Care Center (Land Use 565)	Total Trips
A.M. Peak	Enter	22	21	43
	Exit	19	18	37
P.M. Peak	Enter	19	19	38
	Exit	22	21	43
Weekday	Enter	106	102	208
	Exit	107	103	210

The highest number of total new trips in any hour of the day anticipated to be generated by the proposed development is 40 trips (entering and exiting) during the P.M. peak hour.

Conclusion

With the increase in the number of students it is anticipated that there will be an increase in the number of vehicles that could be dropping off/picking-up simultaneously. The new parking lot will provide additional spaces for parents to park, which is anticipated to be sufficient to accommodate the additional drop-off/pickup vehicles on-site.

We are prepared to review this analysis with you at your convenience. If you have any questions or comments, please do not hesitate to contact me at (401) 834-1063 or tbrayton@bryant-engrs.com.

Very truly yours,
BRYANT ASSOCIATES, INC.



Todd E. Brayton, P.E.
Director of Operations – Rhode Island
Transportation Director

teb:rb

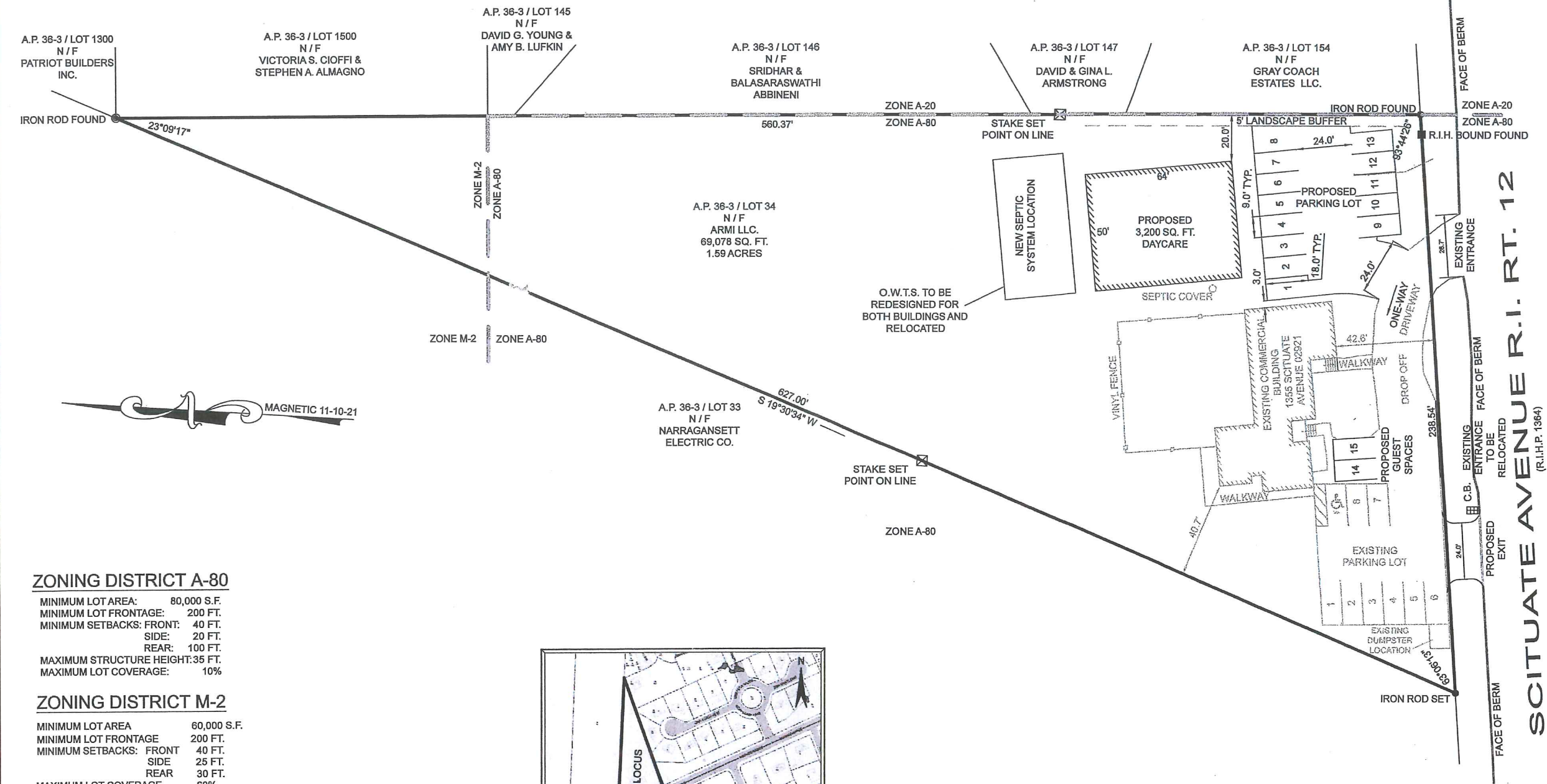








- REFERENCE:**
 1. DEED BK. 5666 / PG.87
 2. DEED BK. 5398 / PG.53
 3. DEED BK. 562 / PG.226
 4. DEED BK. 4845 / PG.330

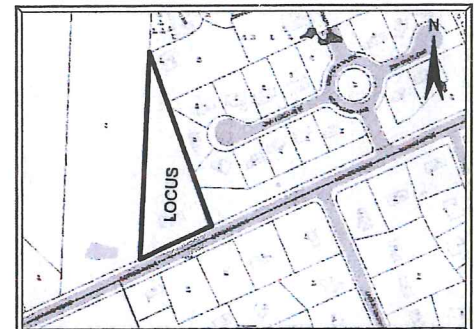


ZONING DISTRICT A-80

- MINIMUM LOT AREA: 80,000 S.F.
- MINIMUM LOT FRONTAGE: 200 FT.
- MINIMUM SETBACKS: FRONT: 40 FT.
- SIDE: 20 FT.
- REAR: 100 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MAXIMUM LOT COVERAGE: 10%

ZONING DISTRICT M-2

- MINIMUM LOT AREA: 60,000 S.F.
- MINIMUM LOT FRONTAGE: 200 FT.
- MINIMUM SETBACKS: FRONT: 40 FT.
- SIDE: 25 FT.
- REAR: 30 FT.
- MAXIMUM LOT COVERAGE: 60%
- MAXIMUM BUILDING HEIGHT: 35 FT.



SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY:  DATE: 5/10/22
 RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # A 348


THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



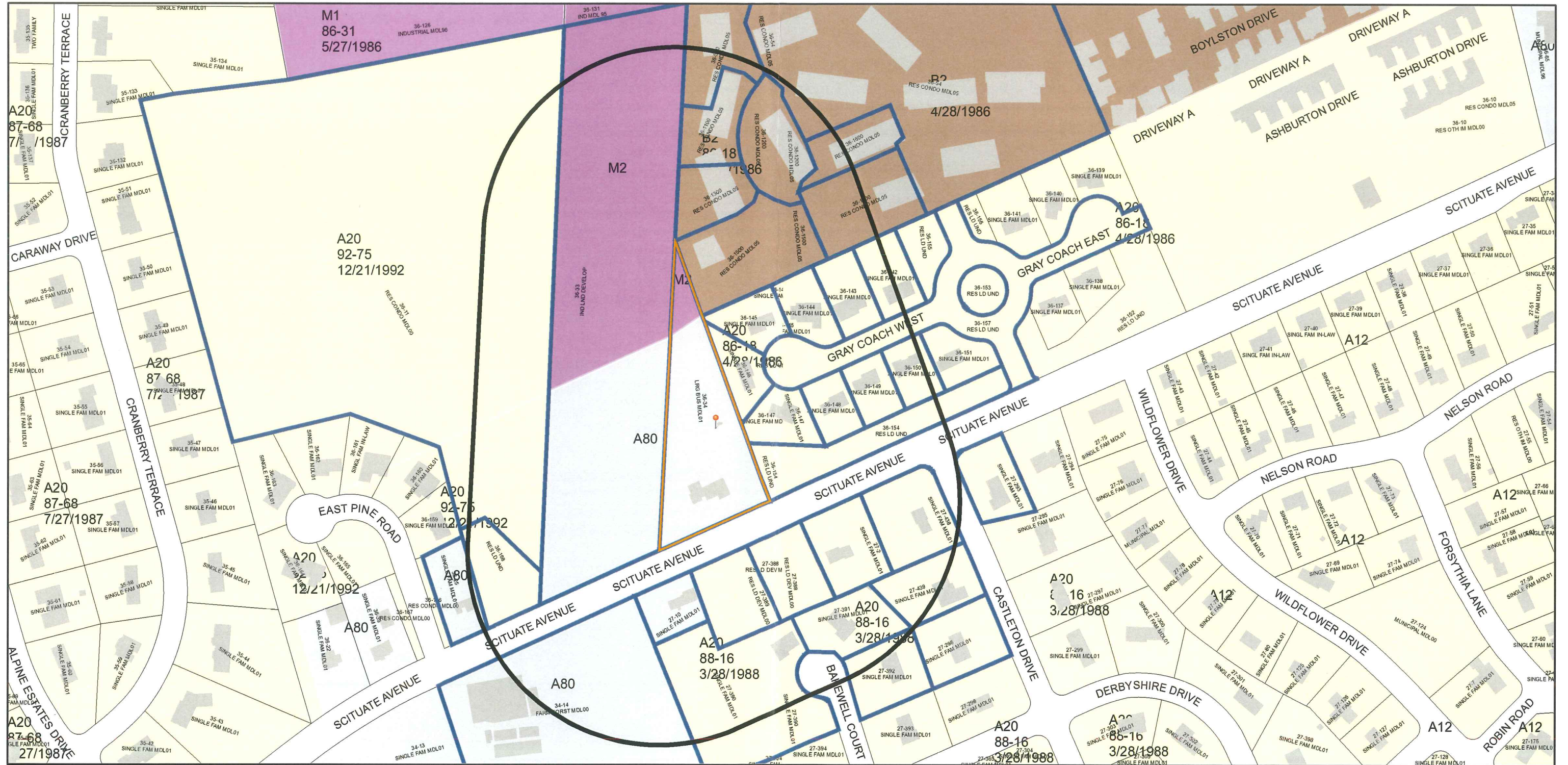
**ZONING PLAN
 PROPOSED SITE PLAN**

A.P. 36-3 / LOT 334
 1355 SCITUATE AVENUE
 CRANSTON, R.I. 02921
 SCALE: 1"=30' DATE: MAY 10, 2022

PREPARED FOR:
SHAYNA & DANIELLO CIMARELLI
 60 WHISPERING PINES DRIVE
 CRANSTON, R.I. 02921
 PREPARED BY:
LAND PLANNERS
 9 BENJAMIN STREET, WARWICK RI 02818
 PHONE: (401) 884-2220

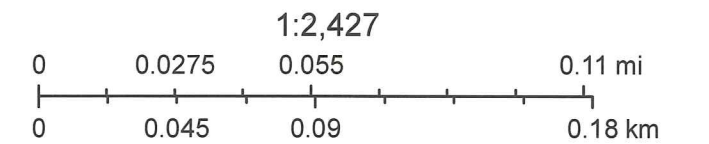
JOB NO. 2169 / DWG. NO. 2169 - (ZTDS)
 GRAPHIC SCALE / 1" = 30'


1355 Scituate Ave 400' Radius Plat 36 Lot 34



6/15/2022, 2:57:04 PM

Parcel ID Labels	Parcel ID Labels	Historic Overlay District	A8	C3	MPD
Streets Names	Streets Names	Zoning	A6	C4	S1
Cranston Boundary	Cranston Boundary	none	B1	C5	Other
Parcels	Parcels	A80	B2	M1	
Buildings	Buildings	A20	C1	M2	
Zoning Dimensions	Zoning Dimensions	A12	C2	EI	



City of Cranston