

City Planning Department



Memo

To: Cranston City Plan Commission
From: Doug McLean, AICP – Principal Planner
Date: July 29, 2022
Re: **“1573 Cranston Street Subdivision.”** Preliminary Plan - Minor Subdivision without street extension

Owner: Thomas Vessella and Robert Gasbarro
Applicant: Energy-One
Location: 1573 Cranston Street, AP 8, Lot 276
Zone: B-1 (single-family and two-family dwellings)
FLU: Neighborhood Commercial/Services

I. Proposal

The applicant is proposing to subdivide an existing 15,000 sqft. lot into two (2) lots. The pre-existing one-family dwelling will remain on Proposed Lot B (7,000 sqft.) and Proposed Lot A (8,000 sqft.) will become a new buildable lot with sufficient size to build either a by-right single-family two-family dwelling. Proposed Lot A is host to an existing accessory detached garage that will be demolished as part of this proposal. The new lot will be serviced by public water and sewer, and the proposed density conforms to the Comprehensive Plan Future Land Use Map. There are no variances requested for this subdivision.

Relevant application materials and documents associated with this proposal can be found at the following link: <https://www.cranstonri.gov/city-plan-commission8.2.22/>

II. Documents which are part of the application

1. Preliminary Plan application signed by Thomas Vessella and Robert Gasbarro (owner/app).
2. Check for application filing fees.
3. Preliminary Plan subdivision plan set entitled “1573 Cranston Street Subdivision” prepared by DiPrete Engineering, dated 6/13/22.
4. Preliminary Plat checklist.
5. 100’ radius map and list of abutters.
6. Certificate of Municipal Leans.

**NEIGHBORHOOD AERIAL
(400 ft radius line shown in black)**



PARCEL AERIAL



ZONING MAP



FUTURE LAND USE MAP



3-D AERIAL VIEW



STREET VIEW



III. Surrounding land use and context

Analysis using Geographic Information System indicates that:

1. The subject parcel is located in Eastern Cranston on the west side of Cranston Street and south side of Batcheller Avenue.
2. The existing parcel is currently developed with a single-family dwelling (near the Cranston Street frontage) and an assessor garage.
3. The site is relatively flat.
4. The project is free of any regulated floodplains or historic/cultural districts.
5. The 2018 Natural Heritage Map does not show any known rare species located on or near the site.

IV. Staff / Agency Comments

The plans were distributed for comment to the Public Works Department, Engineering Division, Traffic Division, Building and Zoning Department, Conservation Commission and the Fire Department. The Department of Public Works commented that they would like to see the applicant make an effort to achieve no net increase in stormwater run-off as a result of this application. No other comments have been received at this time.

V. Interests of Others

None to report at this time.

VI. Planning Analysis

The applicant is proposing to subdivide an existing 15,000 sqft. lot such that the pre-existing one-family dwelling will remain on Proposed Lot B (7,000 sqft.) and Proposed Lot A (8,000 sqft.) will become a new buildable lot. The new buildable lot will have sufficient size for the future construction of either a single-family or two-family dwelling by-right.

Since there are no proposed new dwellings as part of this immediate subdivision application, and the pre-existing dwelling is not being altered, any future development of the parcel must comply to all zoning standards. Staff is supportive of the requested waivers for no sidewalk and no curbing based on the fact that there are no sidewalks or curbing to connect to. Staff has incorporated the Department of Public Work's feedback on no net increase in stormwater run-off through a condition of approval that the applicant has reviewed as is agreeable to.

Staff finds the proposed subdivision is consistent with the City of Cranston Comprehensive Plan policies and Future Land Use Map (FLUM) designation of "Neighborhood/Commercial Services" as residential development is an allowed use within that designation and the density levels that could be achieved through by-right development would not be above zoning allowances. Further, this proposal offers infill development in Eastern Cranston, which the Comprehensive Plan is supportive of.

The proposed new lot line between the lots has a slight "jog" so it does not move straight from the front property line to the rear property line. Staff finds this layout to be consistent with prudent

planning practices.

VII. Waivers

The applicant has requested a waiver for sidewalks and curbing based on having no sidewalks or curbing to connect to.

VIII. Findings of Fact

An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via first class mail no less than ten (10) days prior to the public meeting, and the meeting agenda has been properly posted.

Staff has reviewed this Preliminary Plan application for conformance with required standards set forth in RIGL Section 45-23-60, as well as the City of Cranston's Subdivision and Land Development Regulations and finds as follows:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, “The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

1. The proposed subdivision is consistent with the City of Cranston Comprehensive Plan policies and Future Land Use Map (FLUM) designation of “Neighborhood/Commercial Services”. Further, this proposal offers infill development in Eastern Cranston, which the Comprehensive Plan is supportive of.
2. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, “The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance.”

3. The subdivision is compliant with the standards and provisions of the zoning ordinance.
4. The proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code.

*RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, “There will be no significant negative environmental impacts from the proposed development as shown on the **final** plan, with all required conditions for approval.” (emphasis added)*

5. This finding pertains specifically to the final plan, however, the buildable area for the newly proposed lot does not create undue impacts. No significant environmental impacts are anticipated.
6. The Rhode Island November 2018 Natural Heritage map shows that there are no known rare species located on the site.

RIGL § 45-23-60. Procedure – Required findings. (a)(4) states, “The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development

may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.”

7. The proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
8. The design and location of building lots, utilities, drainage and other improvements conform to local regulations for mitigation of flooding and soil erosion.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.”

9. The property in question currently has adequate permanent physical access so the newly created two (2) lots will both have permanent access to public roadways located within the City of Cranston.
10. The proposed subdivision provides for safe and adequate local circulation vehicular traffic, for adequate surface water run-off and for a suitable building site.

IX. Recommendation

Staff finds this proposal consistent with the standards for required findings of fact set forth in RIGL Section 45-23-60 as well as with the City of Cranston’s Subdivision and Land Development Regulations. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and **approve** the Preliminary Plan application with the documented waivers subject to the conditions denoted below.

X. Conditions of approval

1. Applicant must submit a Final Plan that demonstrates an effort to reach no net increase in stormwater run-off for the future development of Proposed Lot A.