

City Planning Department



Memo

To: Cranston City Plan Commission
From: Doug McLean, AICP – Principal Planner / Administrative Officer
Date: June 3, 2022
Re: “Briarwood Estates” Master Plan - Major Subdivision

Owners: Edward Pelli, Leonard A. Reali and Carol Reali
Applicant: Universal Realty, LLC
Location: 1365/1375 New London Avenue, AP 18, Lots 1023 and 1026
Zone: A-8 (Single-family dwellings on lots of 8,000 sqft)
FLU: Single Family Residential 7.26 to 3.64 Units Per Acre

I. Proposal

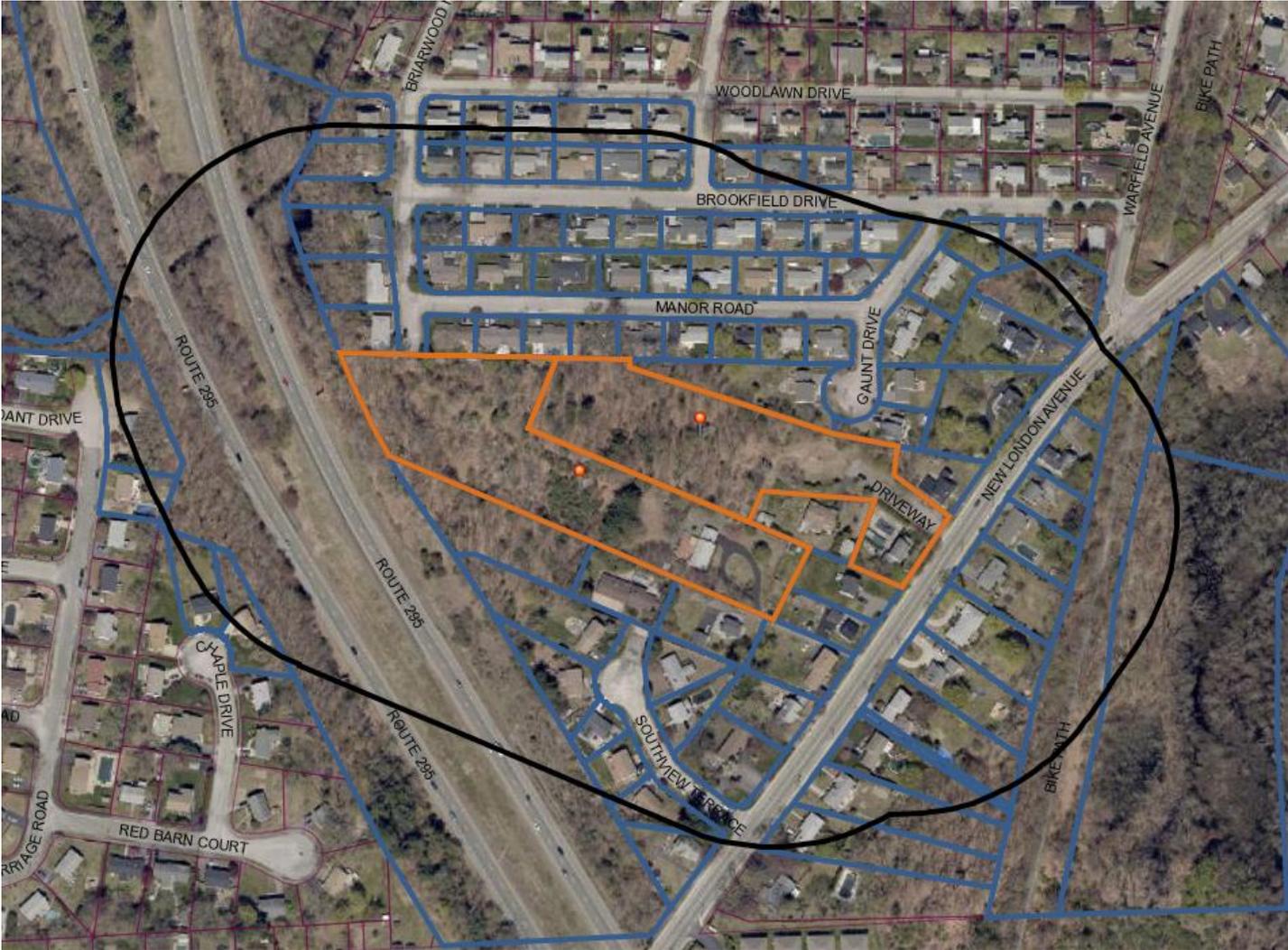
The applicant is proposing to subdivide 5.8 acres of land into fourteen (14) individual parcels, twelve (12) of which shall be for the development of new single-family dwellings. There are two (2) existing lots that make up the subject properties, AP 18, Lots 1023 and 1026. Each of the existing lots contains an existing single-family dwelling with addresses of 1365 and 1375 New London Avenue. The proposed subdivision will leave the two (2) existing dwellings on their own conforming lots, and will subdivide the remaining vacant land into twelve (12) new lots as well as creating a public street extension.

The property is zoned A-8. The proposed subdivision is allowed by-right and does not require zoning relief or zone changes. The project site is bound by New London Avenue to the east, Interstate Route 295 to the west, the terminal end of Briarwood Road and residential properties to the north, and residential properties to the south. The subject land does not contain wetlands or flood zones. The proposed new lots will be serviced by public water and public sewer.

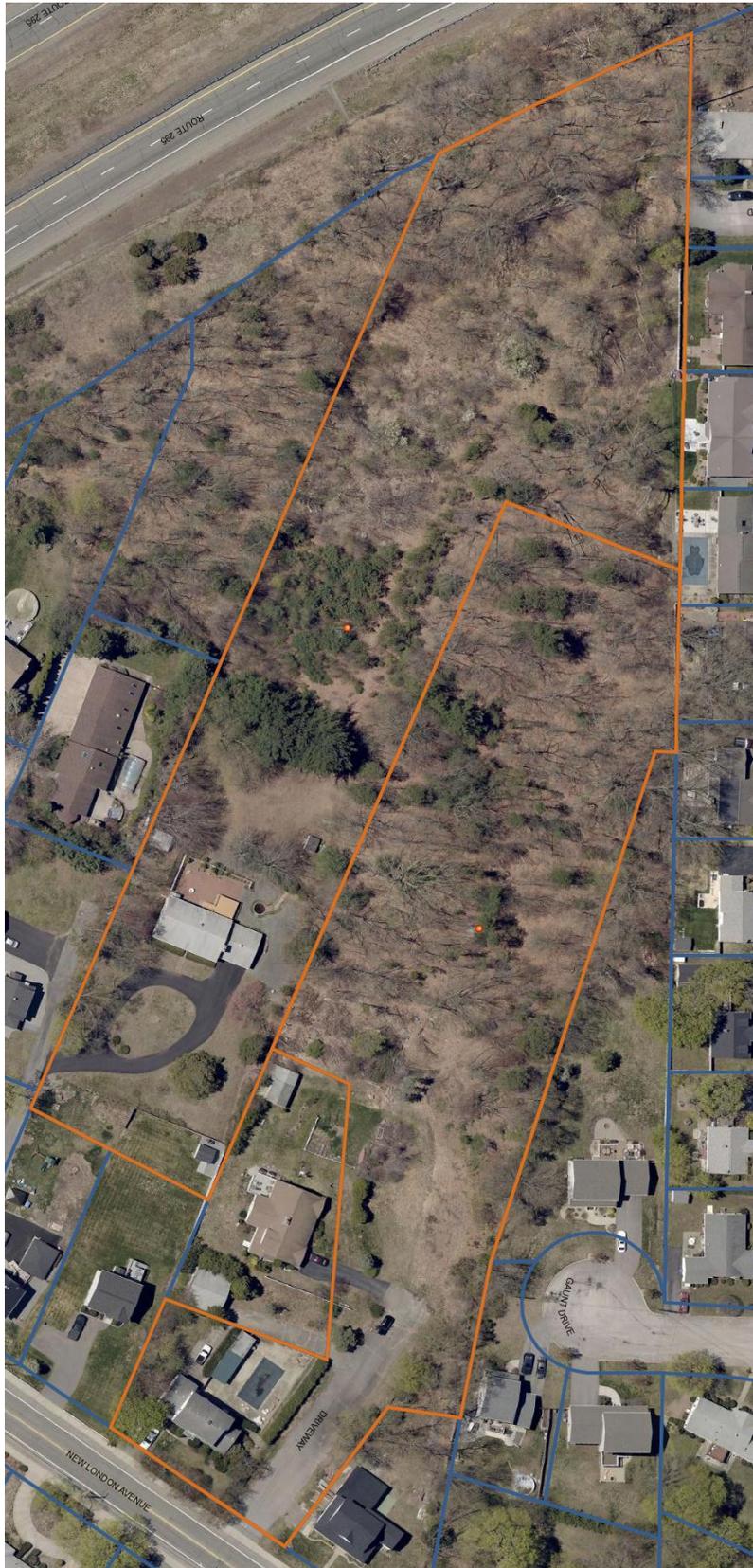
II. Documents which are part of the application

1. Master Plan application form and checklist;
2. Application filing fees;
3. Subdivision plan set entitled “Briarwood Estates” prepared by Joe Casali, PE and Kirk Andrews PLS, with a last revised date of 5/24/22.
4. Project Narrative prepared by Joe Casali Engineering, dated May 2022.
5. Letters regarding sewer availability and water availability;
6. Certificate of Municipal Liens;

AERIAL VIEW



AERIAL VIEW – CLOSE UP



3-D AERIAL VIEW (facing north)

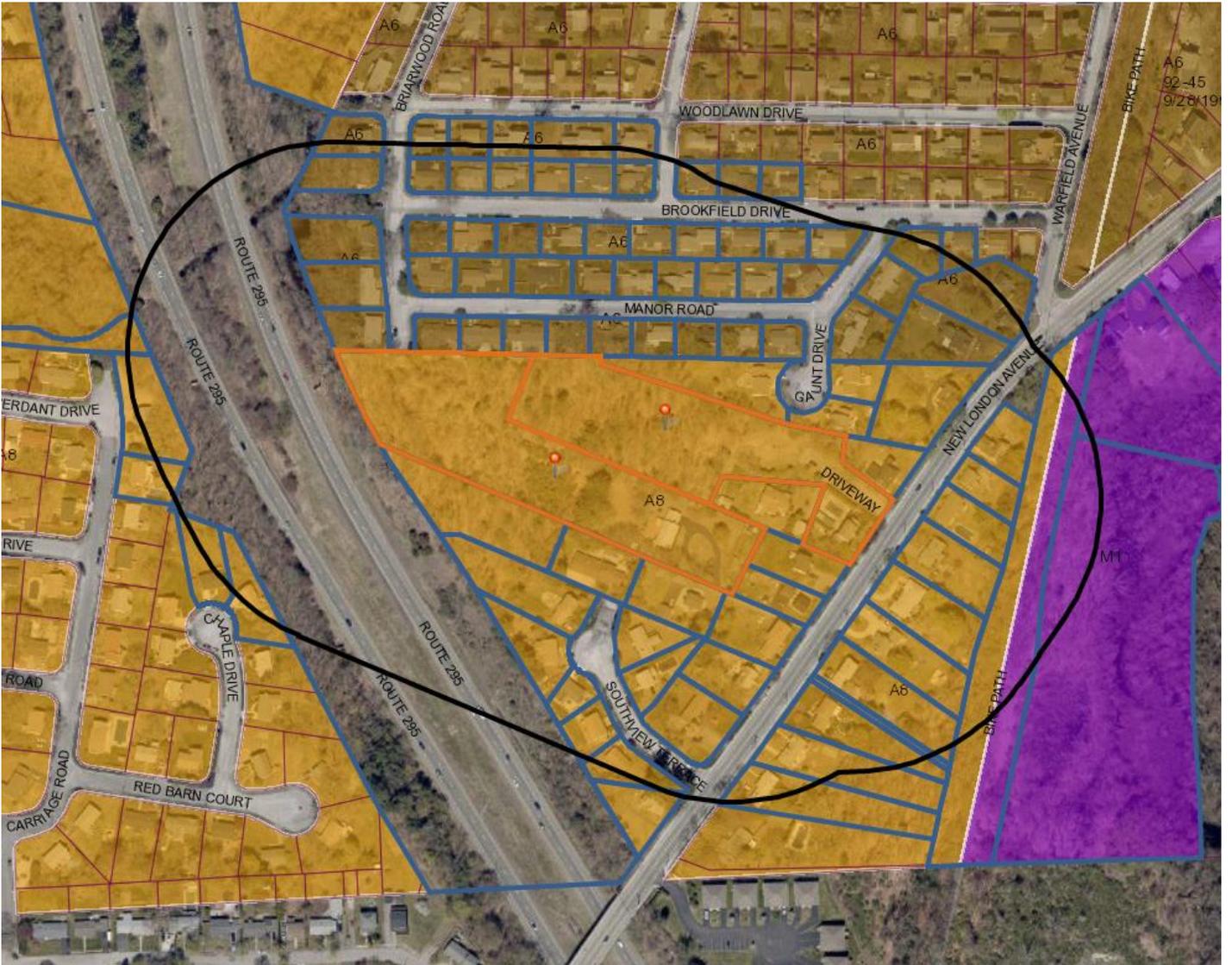


STREET VIEW

(Pippin Orchard Road near the proposed subdivision entry road)



ZONING MAP



FUTURE LAND USE MAP



SITE PLAN (snippet)



III. Surrounding land use and context

Analysis using Geographic Information System indicates that:

1. The subject parcels are located in southern Cranston near the city boundary with Warwick.
2. The subject parcels are zoned A-8. The surrounding properties are zoned either A-8 or A-6 and are all developed as single family houses.
3. The subject parcels and abutting neighborhood are all designated as Single Family Residential 7.26 to 3.64 Units Per Acre on the Future Land Use Map of the Comprehensive Plan.
4. The subject land does not contain wetlands or flood zones.
5. The 2018 Natural Heritage Map does not show any known rare species located on or near the site.

IV. Staff / Agency Comments

Pursuant to RIGL 45-23-41 A3, these plans were distributed for comment to the Public Works Department, Engineering Division, Traffic Division, Building and Zoning Department, and the Fire Department.

Upon a meeting between the DPW Director, City Engineer, Traffic Division, Planning Staff, and the applicant team, it was determined that a 40 foot right-of-way width for the new street extension was appropriate in this case. It was also determined that a 32 foot right-of-way width was appropriate for the un-improved extension to the abutting parcel identified as AP 18, Lot 2006. This 32 foot width will provide suitable access for the potential future development of Lot 2006. Upon subsequent review and correspondence, the City Fire Department was in agreement with the proposed ROW widths.

Upon subsequent discussion between the DPW Director, Traffic Division, and Planning Staff it was conferred that a sidewalk within the 40 foot right-of-way should be considered in order to provide a safe pedestrian connection between the proposed new houses and the existing sidewalk network on New London Avenue.

DPW has provided a letter regarding public sewer availability.

No other concerns from City staff have been expressed at this time.

V. Interests of Others

Cheryl Ursillo of 1360 New London Avenue contacted the Planning Department via phone and expressed concerns with the proposed subdivision based on perceived impacts to traffic and property values.

VI. Planning Analysis

The proposal is to subdivide 5.8 acres of land into fourteen (14) individual parcels. Two (2) of the new parcels will each retain an existing single-family dwelling on the subject land. The remaining 12 parcels will be for development of new single-family dwellings. The project will extend a public street from New London Avenue to the existing terminus of Briarwood Road. This roadway connection is an important element of neighborhood continuity and will create a logical connection between the new proposed dwellings and the established surrounding neighborhood. By connecting New London Ave and Briarwood Road with a new public roadway extension, the City anticipates more efficient traffic dispersion and better access for any emergency vehicles to and through the neighborhood.

This is a by-right subdivision and does not require relief at this time. The subject land is zoned A-8 and the proposed lots meet the minimum requirements. The surrounding properties are zoned either A-8 or A-6. The majority of lots in the neighborhood are developed as single-family houses. The proposed new lots will be serviced by public water and public sewer.

The proposed subdivision is allowed by-right and does not require zoning relief or zone changes. The project site is bound by New London Avenue to the east, Interstate Route 295 to the west, the terminal end of Briarwood Road and residential properties to the north, and residential properties to the south. The subject land does not contain wetlands or flood zones.

It should be noted that City staff from multiple departments provided specific review of the plan as it relates to proposed right-of-way widths. It was determined that a 40 foot right-of-way width for the primary new street extension was appropriate in this case. It was also determined that a 32 foot right-of-way width was appropriate for the un-improved extension to the abutting parcel identified as AP 18, Lot 2006. It was also determined that the presence of a sidewalk on one side of the street is desirable to connect the proposed new houses to the existing sidewalk network on New London Avenue. Staff anticipates that details on sidewalks can be appropriately addressed as part of the Preliminary Plan submission. Additionally, more details information on the public roadway extension, such as roadway profiles, specifications, and documentation on bonding can be appropriately addressed as part of the Preliminary Plan submission.

With regard to Comprehensive Plan consistency, the subdivision fits within the Comprehensive Plan Future Land Use Map designation of "Single Family Residential 7.26 to 3.64 Units Per Acre". There are additional policies within the Comprehensive Plan that are supportive of infill housing within and around existing neighborhoods in the City, and this project is consistent with those policies.

VII. Findings of Fact

An orderly, thorough and expeditious technical review of this Master Plan has been conducted. Property owners within a 100' radius have been notified via first class mail, a display advertisement was published in the Cranston Herald and the meeting agenda has been properly posted.

Staff has reviewed this Master 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 Future Land Use Map (FLUM). The proposed density of the subdivision is consistent with the FLUM’s designation of the subject parcel as “Single Family Residential 7.26 to 3.64 Units Per Acre.”
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 proposal is in compliance with all zoning standards and 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)*

4. This finding pertains specifically to the final plan, however, no significant environmental impacts are anticipated.
5. The project will be subject to all state and local regulations pertaining to environmental impacts and wetlands.
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 will conform to local regulations for mitigation of flooding and soil erosion, details of which will be reviewed during the Preliminary Plan phase of the application.

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 properties in question will have adequate permanent physical access to a public city street through the creation of a new roadway being proposed on the subject property that will connect to both New London Avenue and Briarwood Road.
10. The proposed subdivision provides for safe and adequate local circulation for vehicular traffic.

VIII. 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 Master Plan application, subject to the conditions denoted below.

IX. Condition of approval

1. Prior to submittal of the Preliminary Plan application, the applicant shall obtain all necessary state permits and approvals for this proposed subdivision.
2. The applicant shall address details of sidewalks as part of the Preliminary Plan application.