

Memo

To: Cranston Planning Commission
From: Jason M. Pezzullo, AICP – Planning Director
Date: April 27th 2023
Re: “Champlin Hills – Major Amendment”
Major amendment to a recorded Final Plan (5/5/17)
Preliminary Plan - Major Land Development

I. Project Description

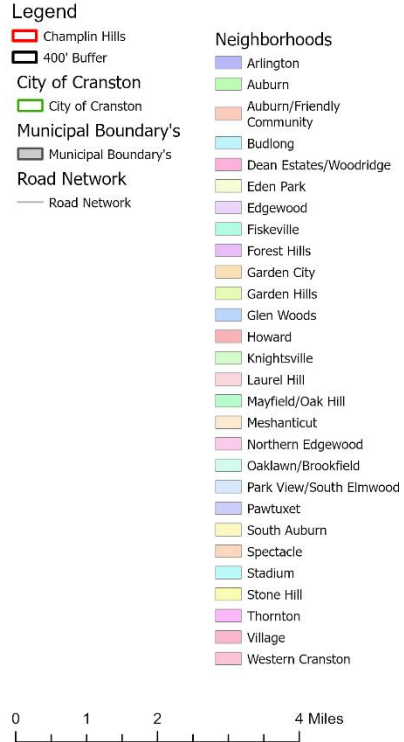
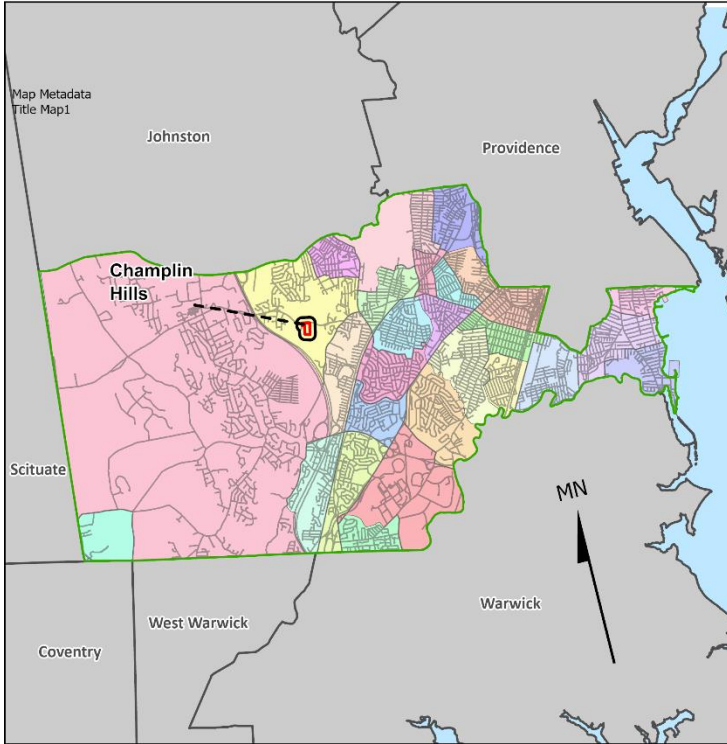
The subject property is located at 320 Scituate Avenue, AP 20/2, Lots 2112 and 2116, and AP 20/4, Lot 2117. The property owners are Carpionato Properties, Inc.; West Bay LLC; and Alfred Carpionato Estate. The parcels are zoned Residential B-2 (Lot 2117) and Residential A-20 (Lots 2112 and 2116). The total area of the property is approximately 375,904 ft² / 8.63 acres.

The overall major land development application now proposes ninety (90) units of multi-family residential housing in three (3) buildings, with an accessory clubhouse and pool.

The applicant's major amendment consists of constructing one (1) additional three-story building with eighteen (18) units in the original location of the approved clubhouse. The new clubhouse is proposed for the existing house located at AP 20, Lots 2112 and 2116, with a renovation to this structure and the construction of an outdoor pool.

LOCATION

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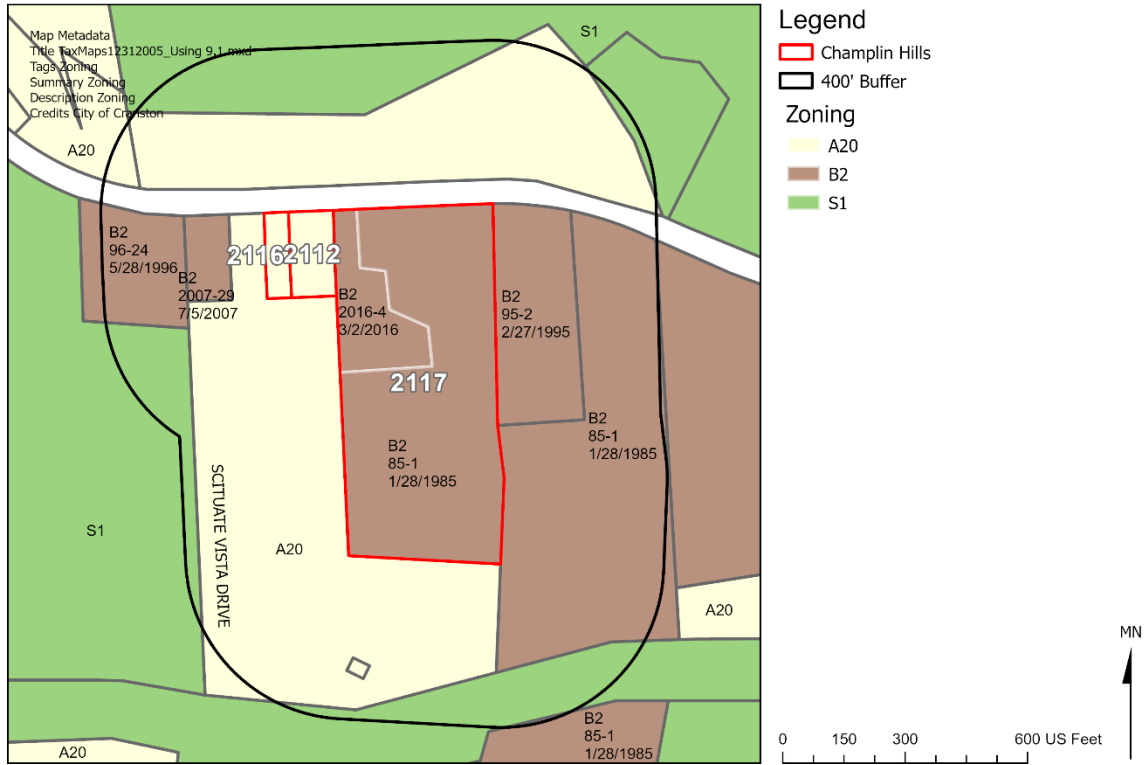
AERIAL VIEW

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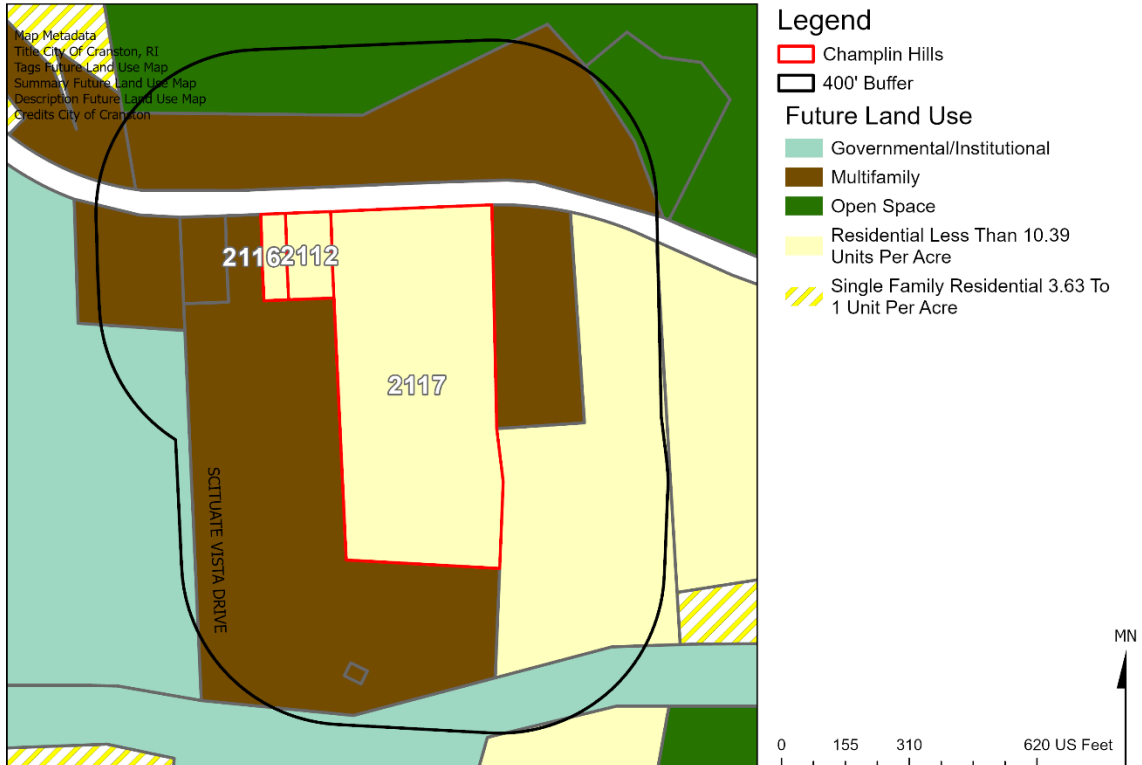
ZONING

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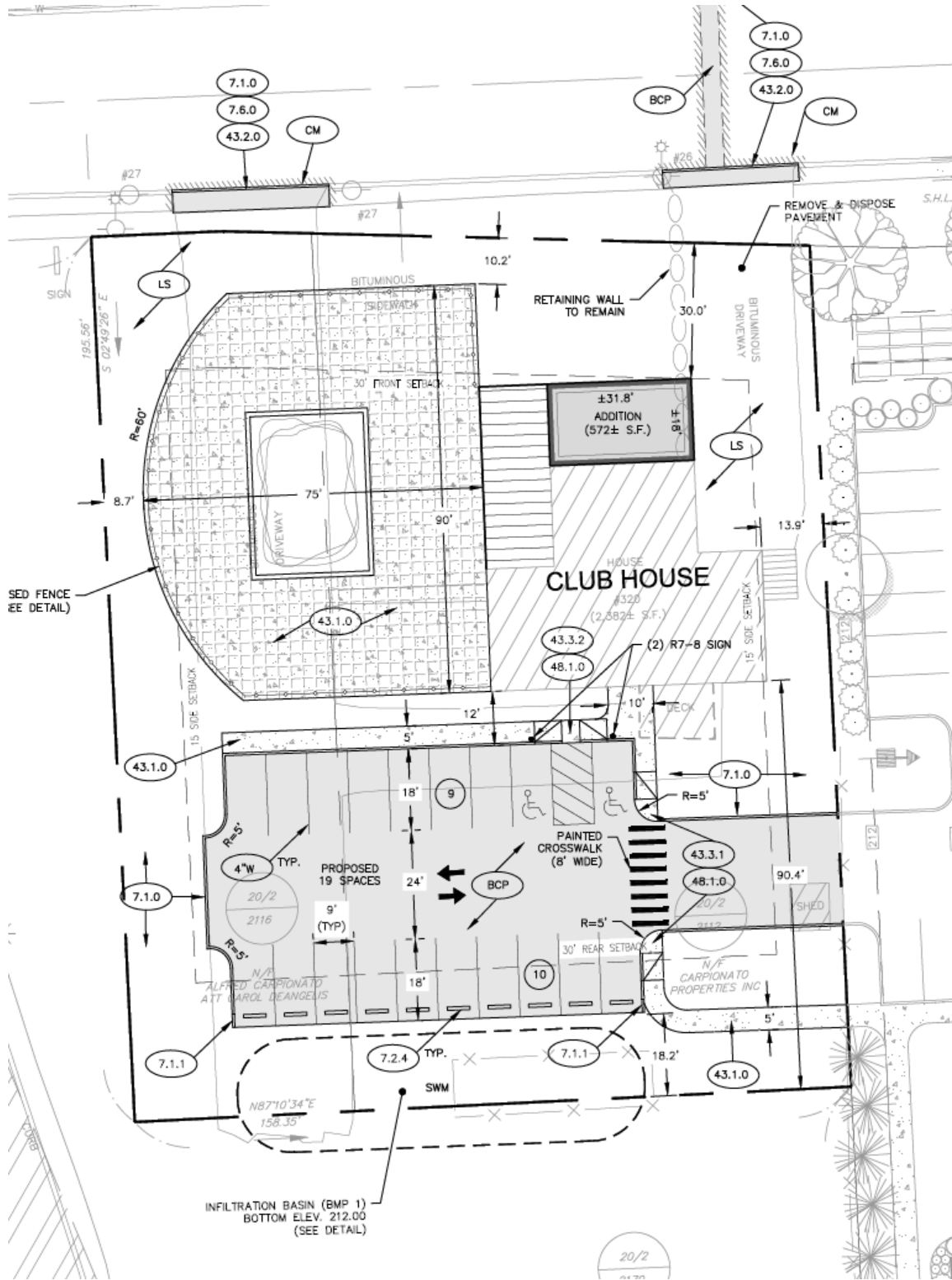


FUTURE LAND USE

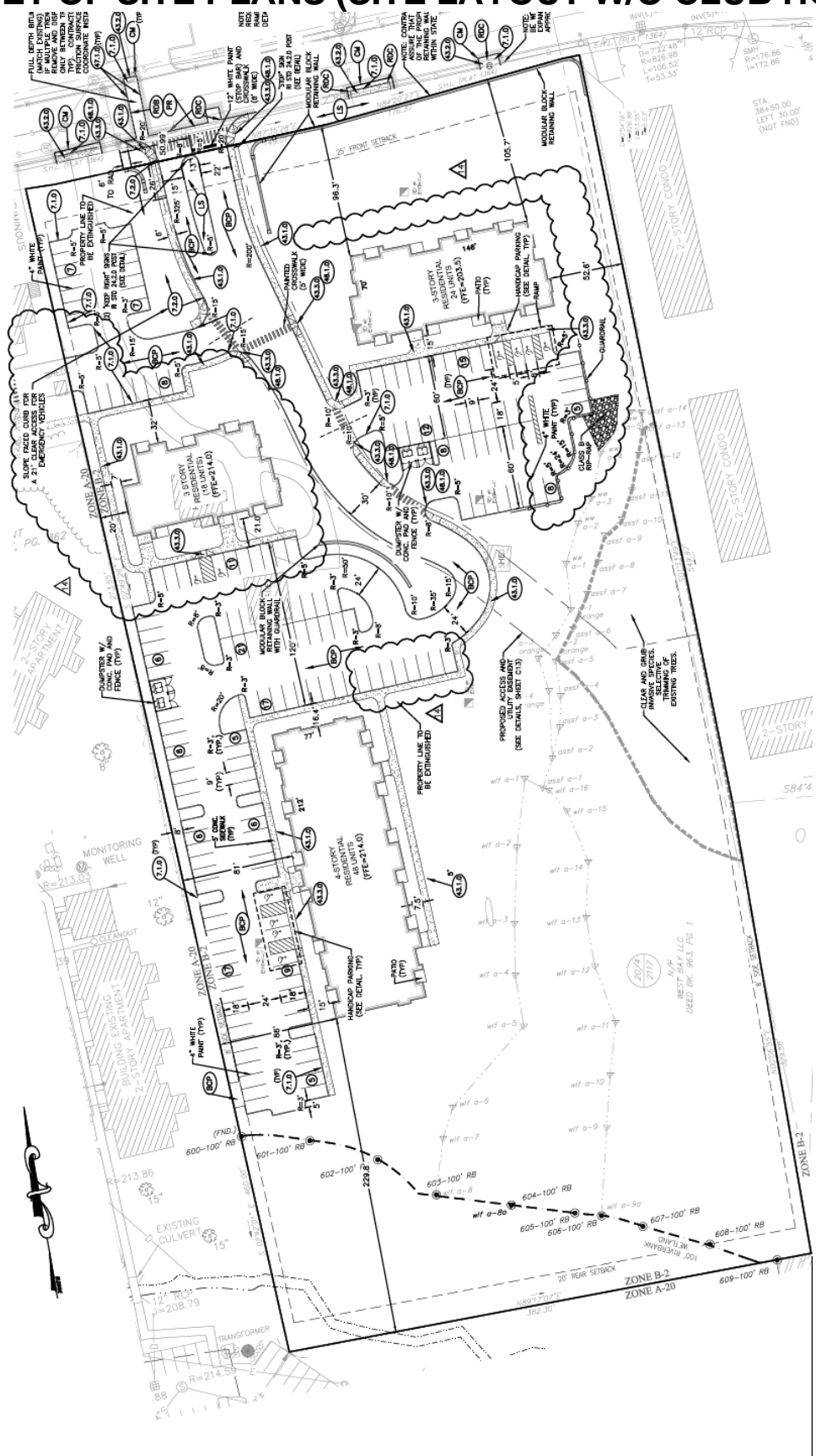
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SNIPPET OF SITE PLANS (Club House Amendment)



SNIPPET OF SITE PLANS (SITE LAYOUT W/O CLUB HOUSE)



PHOTOS

II. Documents which are part of the application

1. Major Subdivision & MLD Preliminary Plan Application
2. Major Subdivision & MLD Preliminary Plan Checklist
3. Permitting Plans For: Club House Prepared By Garofalo & Associates, INC. DATED: December 2017; REVISED 10/21/2022
4. Final Plan Submission For Champlin Hills Prepared By Garofalo & Associates, INC. DATED: May 2014; REVISED 03/24/2023
5. Stormwater Management Report for Club House Prepared By Garofalo & Associates, INC. DATED: 10/18/2022
6. Project Narrative and Stormwater Management Report for Champlin Hills Prepared By Garofalo & Associates, INC. DATED: May 2014; REVISED 2/2/2016
7. Stormwater Management System Operation and Maintenance Plan for Club House Prepared By Garofalo & Associates, INC. DATED: October 2022
8. Stormwater Management System Operation and Maintenance Plan for Champlin Hills Prepared By Garofalo & Associates, INC. DATED: May 2014; REVISED 2/2/2016
9. RIDEM Insignificant Alteration Permit: Dated 5/18/2015
10. 100' Abutters Radius Map and List
11. 200' Abutters Radius Map and List
12. Certificate of Municipal Liens
13. Traffic Statement Champlin Hills Multi Family Residential Project Prepared By Garofalo & Associates Inc.
14. Owner Consent and Authorization Letter
15. Filing Fee of \$1,850.00 Submitted Via Check#12310; DATED 04/18/2023

III. Surrounding land use and context

Analysis using the City of Cranston Geographic Information System indicates that:

1. The subject parcels are located on the southern side of Scituate Avenue, less than 1/2 mile west of the intersection with Phenix Avenue.
2. The existing lots 2117 & 2112 are vacant while there is an existing home on lot 2116.
3. The surrounding area is a mix of B-2, A-20 and S-1 land (Providence Water viaduct directly to the south). The majority of homes in the area are considered multi-family development, both apartments and condominiums.
4. The subject parcel has areas of significant slope and wetlands but is outside of any regulated floodplains or historic/cultural districts.

IV. Staff / Agency Comments

Pursuant to RIGL 45-23-41 A3, these plans were distributed for comment to Veolia Water, Public Works Department / Engineering Division, Building and Zoning Department, and the Fire Department. Additionally, this plan was reviewed and approved by the DPRC on 4/19/23.

1. **Veolia Water** – Mr. Edward Tally of the DPW - Sewer Division responded in writing on 4/14/23. He stated that there is an existing agreement between the City and the developer regarding the necessary sewer capacity upgrades to service this facility. He further stated that any change in flow (i.e. additional proposed units) would require the developer to rerun the hydraulic model to identify any additional hydraulically constrained pipe segments.
2. **Public Works Department** – Mr. Justin Mateus reviewed the major amendment with the DPRC on 4/19/23. He had no specific engineering concerns regarding the major amendments for this site.
3. **Public Works – Traffic Safety Division** – Mr. Steven Mulcahy reviewed the major amendment with the DPRC on 4/19/23 and had no additional concerns.

4. **Fire Department** – Mr. James Woyciechowski, Deputy Fire Chief responded in writing on 4/26/23 and stated that he was initially concerned about the Fire Department’s ladder truck’s ability to negotiate the turn to reach the four-story apartment building in the southern portion of the site. He further stated that after reviewing the most recent materials, he has no issue or concerns that would hinder fire department access to the apartment building.
5. **Building and Zoning Department** – Mr. Stan Pikul reviewed the major amendment with the DPRC on 4/19/23 and had no specific concerns. He stated that the applicant is required to obtain the dimensional relief for the new building’s height as well as the use variance for the clubhouse relocation to the A-20 portion of the property.

IV. Interests of Others

Neighbors from the surrounding properties have visited the Planning Office, called, and attended the 4/19/23 DPRC meeting to gain a better understanding of the project.

VI. Planning Analysis

- *Major Amendment to a Record Final Plan*

The amendment to the original proposal would remove the proposed commercial aspect to the application (Adult Daycare Facility) and would instead include 18 new residential units and the relocation of the proposed pool and “clubhouse” to a different location on the plans. This change from a more intensive commercial use (adult daycare) to a less intensive residential use is seen by planning staff as a reduction in some potential nuisances which would be caused by a more intensive use, mainly vehicle trips to and from the subject parcel.

- *Consistency with the Surrounding Area*

The parcels are zoned Residential B-2 (Lot 2117) and Residential A-20 (Lots 2112 and 2116). The application proposes ninety (90) units of multi-family residential housing in three (3) buildings, along with an accessory clubhouse and pool. This is an increase of The proposal results in eighteen (18) additional units than was originally approved and recorded for this proposal. The total area of the property is approximately 375,904 ft² / 8.63 acres. The site is currently occupied by an approximately 2,382 ft² building which is proposed to be converted into the revised clubhouse proposal.

VII. Waivers and Variances

The application will be required to obtain relief from the ZBR for height and use. Findings and recommendations are contained in the companion ZBR recommendation staff report.

VII. Findings of Fact

An orderly, thorough, and expeditious technical review of this Major Land Development – Preliminary Plan application 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 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 proposal is consistent with the City of Cranston Comprehensive Plan Future Land Use Map (FLUM) designation of “Residential – Less than 10.39 Units Per Acre” because the application meets the density requirement that is allowed by this FLUM designation.

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.”

2. The proposal is consistent with the B-2 Multi-Family zoning district. Under the existing zoning, the applicant has the right to develop 91.8 units where 90 units are proposed. 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)*

3. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Preliminary Plan and the RIDEM has granted all required permits.

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.”

4. The proposed project 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.

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.”

5. The property in question has adequate permanent physical access on Scituate Avenue, an improved public (State) roadway located within the City of Cranston. Applicant has received the required Physical Alteration Permit to access this roadway with addition traffic.

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 City Plan Commission adopt the findings of fact documented above and **approve** the Preliminary Plan submittal subject to the conditions denoted below.

X. Conditions of approval

1. Applicant shall obtain all necessary relief from the ZBR prior to Final Plan recording.