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Cranston City Hall  
869 Park Avenue  
Cranston, RI 02910

# NOTICE OF SPECIAL JOINT PUBLIC SITE VISIT OF THE CRANSTON CITY COUNCIL & CITY PLAN COMMISSION

Wednesday, October 19<sup>th</sup> starting promptly at **5:30 PM**

**"747 Pontiac Avenue (Residential Apartment Conversion)"** – AP 9, Lot 146 (portion of)

Site Visit will be held onsite in the rear parking area, accessed from Norman or Myrtle Avenues.

## **AGENDA**

The purpose of this special joint site walk is to hear the applicant's PRE-APPLICATION presentation and for members of the City Council, City Plan Commission, and the public to gain a greater understanding of the site and scope of this multi-family residential conversion proposal. Please note, this site walk is not a traditional public hearing. A series of required public hearings will be held by both bodies *prior* to any formal decision being made on this proposal. No action will be taken other than calls to order and adjournment.

**Who's invited:** City Council, City Plan Commission, and any interested members of the public

**Proposal Summary:** The applicant seeks to convert the existing three-story multi-tenant office building into eighteen (18) multi-family residential units. This proposal requires a special zone change from the City Council (**A-6** single-family residential to **C-2 with conditions**) to allow the increase in residential density.

Additionally, the applicant has proposed that 15% (or 3 total residential units) shall be considered affordable at 80% of the area's median income level. Based upon FY2022 Rhode Island Income Limits for Low- and Moderate-Income Households, the affordable living expense (rent plus utilities) is calculated as follows:

1 person - **\$1,354**      2 person - **\$1,547**      3 person - **\$1,741**      4 person - **\$1,934**

**Future Public Hearings:** The Master Plan application and recommendation on the special zone change are scheduled to be heard by the City Plan Commission on 11/1/22 at their regular meeting. The City Council – Ordinance Committee is scheduled to entertain the application on 11/17/22, and the full City Council consideration will be heard on 11/28/22.

**Subject Land:** AP 9, portion of Lot 146 (28,020 sq.ft.). Parcel fronts on Norman, Pontiac and Myrtle Avenues.

**Owner/Applicant:** Omni 747P LLC. P.O. Box 856, East Greenwich, RI 02818

Application materials are available at: <https://www.cranstonri.gov/city-council-and-city-plan-commission-special-joint-site-walk/>

If you have questions, comments, or concerns, you can submit them in writing to the Planning Director Jason M. Pezzullo, AICP via email at [jpezzullo@cranstonri.gov](mailto:jpezzullo@cranstonri.gov) , or contact him directly at 401-780-3222.

# SITE PLAN