

City Planning Department



Memo

To: Cranston City Plan Commission
From: Joshua Berry, AICP – Senior Planner / Administrative Officer
Date: October 20, 2021
Re: **Minor Subdivision without street extension - Preliminary Plan**
“Cosmo Plat – Replat of Garden Park No. 3 Lots 75-78”

Owner/ Applicant:

Cosmo Properties, LLC

Location: 175 Vallette Street, AP 11, Lot 1599

Zone: A-6 (Single-family dwellings on 6,000 ft²)

FLU: Single Family Residential 7.26 to 3.64 units per acre

I. Proposal

The applicant proposes to subdivide the existing 14,332 ft² lot into two lots, Parcel A (8,302 ft²) and Parcel B (6,030 ft²). Both proposed lots conform to all A-6 zoning requirements. The existing single-family dwelling would remain on proposed Parcel A. Proposed Parcel B will become a new buildable lot for single-family development. Both lots will be serviced by public water and sewer.

II. Documents which are part of the application

1. Application signed by a Richard Carlucci, President of Cosmo Properties, LLC;
2. Filing fees;
3. Checklist completed by Ocean State Planners, Inc.;
4. Subdivision plan set entitled “Replat of Garden Park No. 3 Lots 75-78” dated 9/28/21 prepared by Richard Bzdyra, P.L.S. of Ocean State Planners, Inc.;
5. Narrative Report dated 9/28/21 prepared by Ocean State Planners, Inc.;
6. Letter regarding water availability from Providence Water dated 9/29/21;
7. Letter regarding sewer availability from the Department of Public Works dated 10/12/21;
8. 100’ radius map and list of abutters;
9. Certificates of Municipal Liens showing property taxes are in good standing.

ZONING MAP



	UserSelectedParcels		Zoning		B2		EI		Red: Red
	vParcels_Buffer		none		C1		MPD		Green: Green
	ParcelsInBufferOutput		A80		C2		S1		Blue: Blue
	Parcels		A20		C3		Other		
	Streets Names		A12		C4		Street Names		
	Zoning Dimensions		A8		C5		Red: Red		
	Historic Overlay District		A6		M1		Green: Green		
			B1		M2		Blue: Blue		



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0 0.035 0.07 0.105 mi

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FUTURE LAND USE MAP



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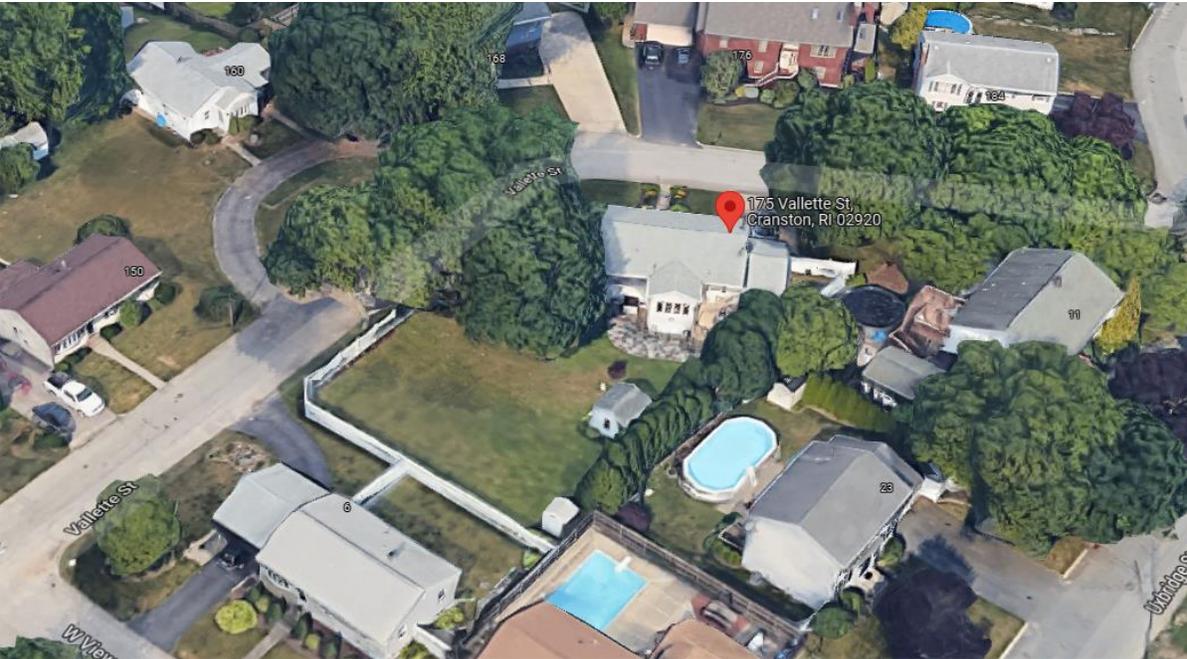


City of Cranston

AERIAL VIEW



3-D AERIAL VIEW



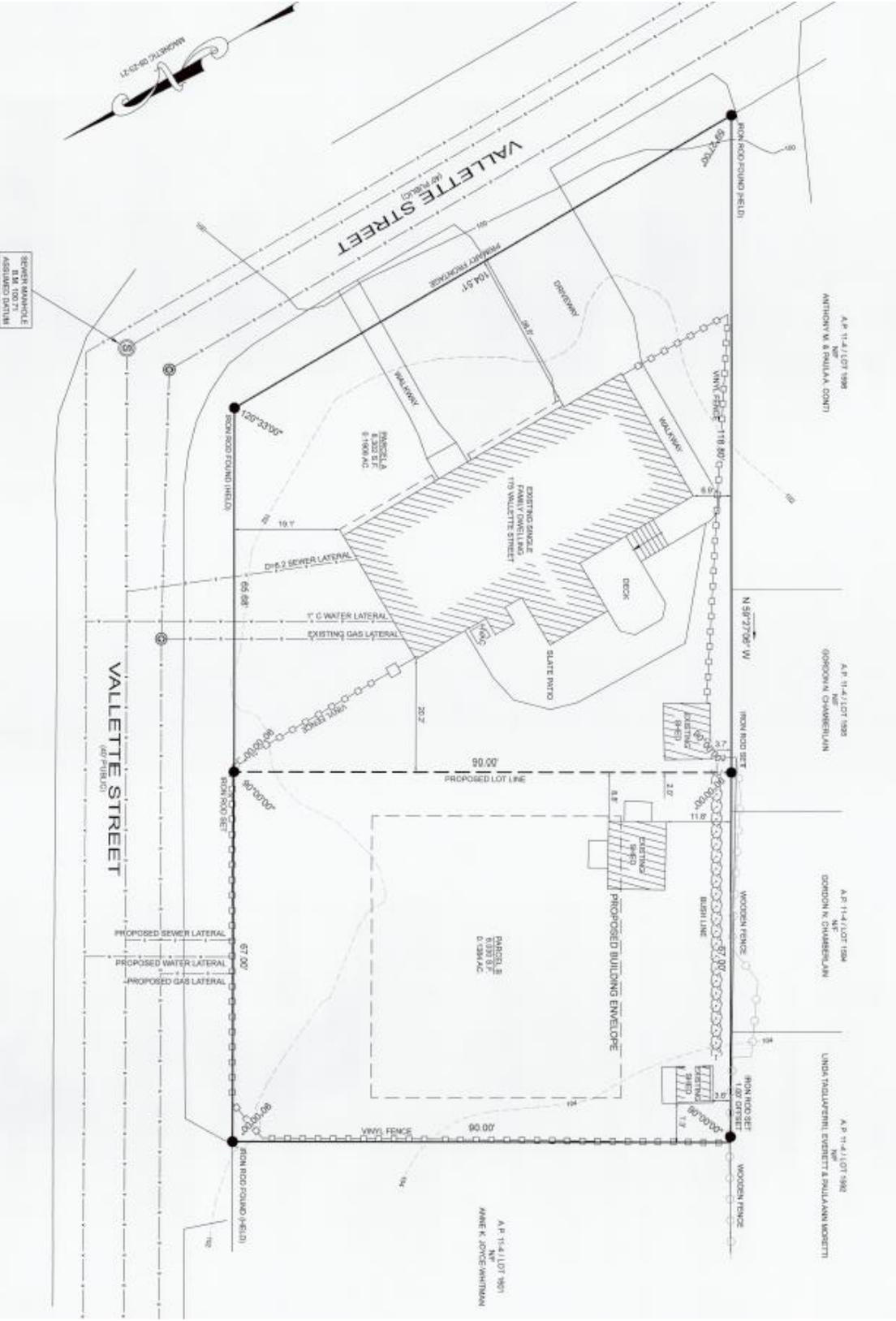
STREET VIEW (facing south towards Parcel A)



STREET VIEW (facing south towards Parcel B)



PROPOSED SUBDIVISION PLAN



III. Surrounding land use and context

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

1. The subject parcel is located in Eastern Cranston at the northeast corner of Vallette Street.
2. The surrounding single-family residential neighborhood (400-foot radius) is comprised entirely of A-6 zoned parcels.
3. The surrounding single-family residential neighborhood (400-foot radius) is all designated as Single Family Residential 7.26 to 3.64 units per acre.
4. There is no significant slope within the subject property area.
5. The project is free of wetlands and outside of any regulated floodplains or historic/cultural districts.
6. The 2018 Natural Heritage Map does not show any known rare species located on or near the site.

IV. Interests of Others

Staff has not received any written comments, but has received several phone calls from neighbors *in opposition* of the subdivision. Issues that were raised included but were not limited to the close proximity of dwellings, traffic impacts, neighborhood appropriateness, and aesthetic impacts.

V. Staff / Agency Comments

Pursuant to RIGL 45-23-41 A3, these plans were distributed for comment to the Public Works Department / Engineering Division, the Traffic & Safety Bureau, the Building and Inspections Department, the Fire Department and the Conservation Commission.

The Fire Department have confirmed that they have no issue with the subdivision. No other departments have submitted comments at this time.

VI. Planning Analysis

This proposal is a **by-right** two-lot subdivision. Both lots are compliant with A-6 zoning and is consistent with the Comprehensive Plan Future Land Use Map allocation of Single Family Residential 7.26 to 3.64 units per acre. Public water and sewer service the existing home and are available to service the new lot.

Staff has no concerns with the application and the resulting density on the site. This application provides an opportunity for infill development in Eastern Cranston in a manner that fits with the surrounding neighborhood, which is consistent with the Comprehensive Plan land use and housing policies. The existing fence will need to be removed and the shed that is closest to the proposed lot line will need to be removed or relocated to comply with the new building setback.

The applicant has corresponded that they plan to extend the granite curbing at the frontage of 175 Vallette Street along the frontage of the Parcel B as well (except for the driveway of course). As

there is no development plan showing this, staff has incorporated the continuation of the granite curbing into the conditions of approval.

VII. Waivers

Waivers are requested for sidewalks. Since there are no sidewalks abutting the subject property in which to connect in the neighborhood, staff supports this request.

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 first class mail 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 proposal is consistent both in terms of land use and density with the Comprehensive Plan Future Land Use Map allocation of Single Family Residential 7.26 to 3.64 units per acre
2. This application provides an opportunity for infill development in Eastern Cranston in a manner that fits with the surrounding neighborhood, which is consistent with the Comprehensive Plan land use and housing policies.
3. 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.”

4. With the understanding that the city will require the removal or relocation of the shed that would encroach into the newly created side yard setback, the project will be in compliance with the City's zoning ordinance.
5. 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.”

6. The site for the new single-family development is clear of wetlands, steep slopes, forest, or other elements of environmental concern. No negative environmental impacts are anticipated.
7. 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.”

8. 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.

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 on Vallette Street, a public roadway within the City of Cranston.

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, subject to the conditions denoted below.

X. Conditions of approval

1. The applicant shall remove or relocate the existing shed so that no new nonconformity is created by the proposed lot line.
2. The applicant shall install granite curbing along the frontage of the lots where it does not already exist, except as to allow for a driveway for Parcel B.
3. Payment of the Eastern Cranston Capital Facilities impact fee in the amount of \$593.46 (1 new unit) must be submitted at the time of final plat recording.