



DEVELOPMENT PLAN REVIEW COMMITTEE

City Hall – 3rd Floor, Room 309
869 Park Avenue – Cranston, Rhode Island 02910

AGENDA CITY HALL – 3rd FLOOR, COUNCIL CHAMBER 9:30AM – WEDNESDAY, APRIL 17, 2024

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/departments/planning/>

1. Call to Order

2. "Sharpe Drive Solar" Preliminary Plan (vote taken)

Location: 0 Sharpe Drive | AP 13, Lot 47
Zoning District: M-2 – General industry
Applicant / Owner: Sharpe Solar, LLC / Pawtuxet River Authority
Proposal: Installation of a 0.4-megawatt (ac) ground mounted solar photovoltaic system.

TECHNICAL REVIEW COMMITTEE | Unified Development Review

The Development Plan Review Committee is reviewing the following applications in an advisory capacity to assist the City Plan Commission in their approval authority granted under Unified Development Review in accordance with the provisions of RIGL §§ 45-23-50.1 and 45-24-46.4.

3. "McDonald's" Pre-Application Conference (no vote taken)

Location: 927 Cranston Street | AP 7/1, Lots 632, 3669, 3514, & 3488
Zoning District: B-1 / C-5 (Single- & Two-Family Residential / Heavy Business, Industry)
Applicant / Owner: McDonald's Corporation / McDonald's Real Estate Company
Proposal: Demolition and construction of a 4,500± sq. ft. double drive-thru restaurant with associated parking and landscaping.

4. "St. Mary & St. Mena Church" Pre-Application Conference (no vote taken)

Location: 2433 Scituate Avenue | AP 32, Lot 38
Zoning District: A-80 (Single-Family Residential, 80,000 sq. ft.)
Applicant / Owner: Saint Mary & Saint Mena Coptic Orthodox Church
Proposal: Construction of a 21,719 sq. ft. expansion of the existing church facilities with associated parking and landscaping.

5. "The Almberg Plat" Pre-Application Conference (no vote taken)

Location: 11 Jennie Street | AP 15-1, Lots 541, 542, 543, 544 & 545
Zoning District: A8 – Single-Family Residential, (8,000 sq. ft.)
Applicant / Owner: Ryan Almberg / Robert E. and Lucy R. Almberg
Proposal: Reconfigure existing five (5) record lots into two (2) new lots for a single-family residential development.

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.

6. **"Brewed Awakenings"** **Pre-Application Conference** **(no vote taken)**

Location: 1234 Oaklawn Avenue | AP 15/1, Lot 1015
Zoning District: C4 – Highway Business
Applicant / Owner: David Levesque of Brewed Awakenings / Chaychen LLC
Proposal: Demolition and construction of a 4,000± sq. ft. drive-thru restaurant with associated parking and landscaping.

7. **Adjournment** (Next Meeting | May 1, 2024) **(vote taken)**

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