



DiPrete Engineering

April 3, 2024

Mr. Jason Pezzullo, Director of Planning
City of Cranston
869 Park Avenue
Cranston, Rhode Island 02910

**RE: Site Development Narrative
1234 Oaklawn Avenue
Assessor's Plat 15-1, Lot 1015**

Dear Mr. Pezzullo:

DiPrete Engineering has prepared the following Preliminary Plan Narrative on behalf of the applicant to accompany our submission for the above-referenced site.

The subject site is located at 1234 Oaklawn Avenue, Assessor's Plat 15-1 Lot 1015. The site is accessed from the west via two curb cuts along Oaklawn Avenue where the site has its frontage, and from the south via two curb cuts along Oak Hill Drive. The site exists today as a bakery and deli with associated parking that extends beyond the property line into the State and City rights-of-way. The existing building and paved parking areas cover the entirety of the site, with no dedicated landscaping or vegetation. Please refer to **Figure 1** in the Appendix for the aerial photograph and USGS Map. The site boundary and project area are delineated in this figure as well.

The application for redevelopment is proposed as a minor land development project, consisting of razing the existing building, and constructing a new two-story, 4,000± square foot building that will serve as a coffee shop with a drive through and office space. The project will reduce the number of curb cuts on Oaklawn Avenue from two to one and will reduce the overall width of the main curb cut from 68' to 35'. Curb cuts along Oak Hill Drive will also be reduced from two to one, with an "Exit Only" designation for improved on-site and local traffic flows. Offsite improvements will include the replacement of the sidewalk along the property's frontage on Oaklawn Avenue and the addition of approximately 2,100 square feet of landscaped area adjacent to both Oaklawn Avenue and Oak Hill Drive. All associated parking and drive through improvements will be contained fully within the subject parcel property lines.

The site is located in the C-4 zone, which has the following dimensional regulations:

Minimum Lot Area:	12,000 SF
Minimum Frontage and Lot Width:	120'
Minimum Front and Corner Side Yard:	40'
Minimum Side Yard:	8'
Minimum Rear Yard:	20'
Maximum Lot Coverage:	50%
Off-Street Loading Area:	450 SF
Maximum Driveway Width:	35'

There are additional dimensional regulations for "Drive-In Restaurant" Use, which consist of the following:

Minimum Lot Area:	40,000 SF
Minimum Frontage and Lot Width:	200'
Minimum Front Yard:	40'
Minimum Side Yard:	20'
Minimum Rear Yard:	20'
Audio Device Setback from Residential:	100'
Vehicle Stacking:	6 Vehicles
Driveway Distance to Intersecting Street:	60'
Driveway Distance to Side or Rear Lot Line:	20'
Driveway Distance to Another Driveway:	40'
Additional Parking Req'd per Ordering Station:	5

Landscaping requirements for C-4 zoning with drive-in use are as follows:

Minimum Buffer Parallel to Street:	10'
Minimum Side Buffer:	5'
Minimum Rear Buffer:	5'
Parking/Sidewalk Separation Buffer:	5'
Percentage of Parcel Landscaped:	10%
Interior Landscaping Area per Parking Space:	10 SF / 1 space
Parking Row Landscape Island Endcaps:	6' x 12' minimum
Street Trees:	One tree per 35' of frontage

Dimensional constraints of the site for its proposed use preclude some of these requirements from being met. The applicant respectfully requests relief from the following dimensional and landscaping requirements:

- Zoning Ordinance Article 17.28.010, Section B(1) – Lot Size. A restaurant including a drive-in use shall be located on a lot with a minimum area of forty thousand (40,000) square feet.
 - Regulation: 40,000 SF
 - **Proposed: 33,763 SF**

- Zoning Ordinance Article 17.28.010, Section B(4) – Driveway Openings. Driveway openings for businesses including a drive-in use shall be located no closer than sixty (60) feet to an intersecting street.
 - Regulation: 60'
 - **Proposed: 23.8'**

- Zoning Ordinance Article 17.28.010, Section B(6) – Landscaping. Ten (10) percent of the lot area shall be landscaped, with such landscaping continuously maintained. From this total, a minimum landscaped buffer strip of five feet shall separate parking areas from sidewalk rights-of-way.
 - Regulation: 5.0'
 - **Proposed: 0.0'**

- Zoning Ordinance Article 17.28.010, Section B(10) – Noise Abatement. No loudspeakers or audio devices shall be permitted within one hundred (100) feet of a residential use.
 - Regulation: 100'
 - **Proposed: 29'**

- Zoning Ordinance Article 17.72.010, Section P, Table 17.72.010(5) – C-4 Highway Business District Schedule of Permitted Sign Types. Wall Mounted – Maximum area of 30 square feet.
 - Regulation: 30SF
 - **Proposed: 120SF**

- Zoning Ordinance Article 17.84.140, Section C(6)(b)(i) – A minimum ten (10) feet wide landscaped strip shall be provided along property lines parallel to a street where parking or circulation areas abuts said street.
 - Regulation: 10'
 - **Proposed: 0'**

- Zoning Ordinance Article 17.84.140, Section C(6)(b)(ii) – A minimum five feet landscape strip shall be provided along side and rear property lines where parking and circulation areas are adjacent to abutting properties.
 - Regulation: 5'
 - **Proposed: 2.2'**

- Zoning Ordinance Article 17.84.140, Section C(7)(c) – Each row of parking spaces shall be terminated by a landscaped island not less than six feet wide and twelve (12) feet long.
 - Regulation: 6' x 12'
 - **Proposed: 4' x 18' (min.) (same total square footage as regulation)**

Design Constraints

The following information was obtained by review of the ArcGIS Environmental Resource Map by the Rhode Island Department of Environmental Management (RIDEM) or field observation, where noted.

Wetlands

There are no wetlands on site.

Soil Qualities

DiPrete Engineering found the following soils in the Project Area. The descriptions and properties were obtained from the RI Soils Handbook by Natural Resources Conservation Services (NRCS):

Ur Urban Land

Refer to **Figure 2** in the Appendix for the Soils Map of the project area.

Soil evaluations have been performed in the project area to confirm the soil properties including location of the groundwater table. The soil evaluation locations and seasonal high groundwater depths are shown on Sheet 7 of the plan set.

Conservation Areas

There is no designated State Conservation Land located on the subject parcel.

FEMA Flood Hazard Areas

There are no FEMA flood hazard areas (Zone A) located on or adjacent to the site. Therefore, the project area will not be subject to flooding during a 1% annual chance (100-year) storm event.

Refer to **Figure 3** in the Appendix for a portion of the Flood Insurance Rate Map (FIRM) number 44007C0426H in the vicinity of the project.

Natural Heritage Areas

There is a natural heritage area that intersects with the subject parcel. The natural heritage area is associated with a species of turtle observed near Meshanticut Brook. The subject parcel is located across the highway from the brook, and a majority of the surrounding area has been cleared and developed.

Site Drainage Patterns

Today, the site is 100% impervious area consisting of a single building with associated parking and loading areas. All of the site's Runoff flows overland to a RIDOT-owned catch basin located on Oaklawn Avenue. None of the runoff is treated for water quality before entering the RIDOT-owned drainage system.

Under proposed conditions, impervious cover within the project area will be reduced by approximately 14.8% via dedicated landscaping areas. An underground infiltration system with a proprietary pre-treatment structure is proposed to treat the required redevelopment water quality volume. Runoff from the site will still be discharged to the RIDOT-owned drainage system and due to the aforementioned improvements, both flows and volumes will be reduced for all design storm events.

Please refer to the submitted stormwater management report for further information.

Land Dedications

There are no land dedications to note for this project.

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Deed Restrictions, Easements, Covenants

There are no deed restrictions, easements, or covenants noted for this property.

If you have any questions regarding this development at its current stage or throughout the design process, please do not hesitate to contact us.

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read "Louis Barone III". The signature is stylized and cursive.

Louis Barone III, PE
Project Manager
lbarone@diprete-eng.com

Appendix:

Figure 1:

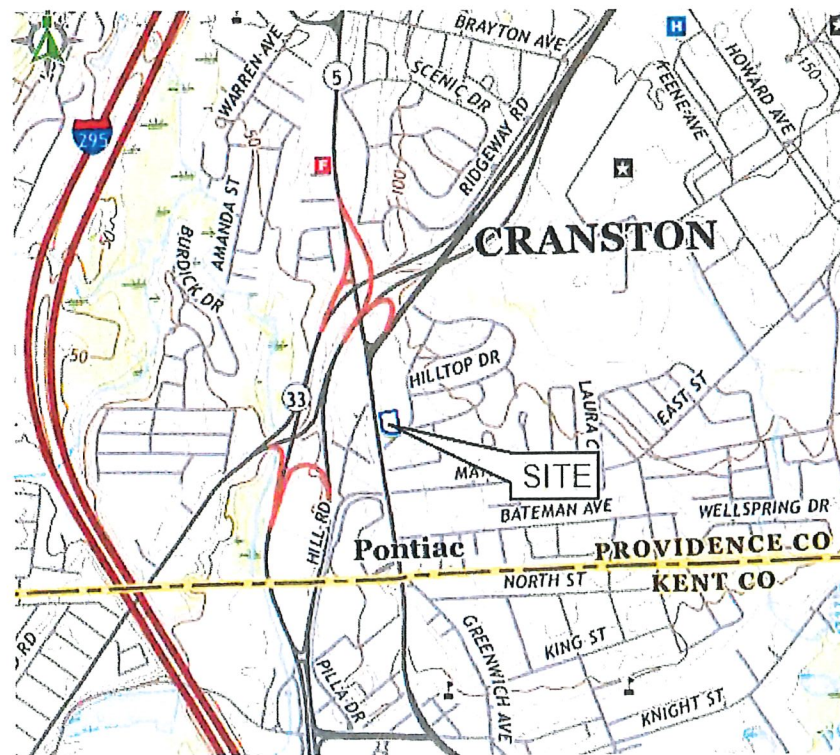
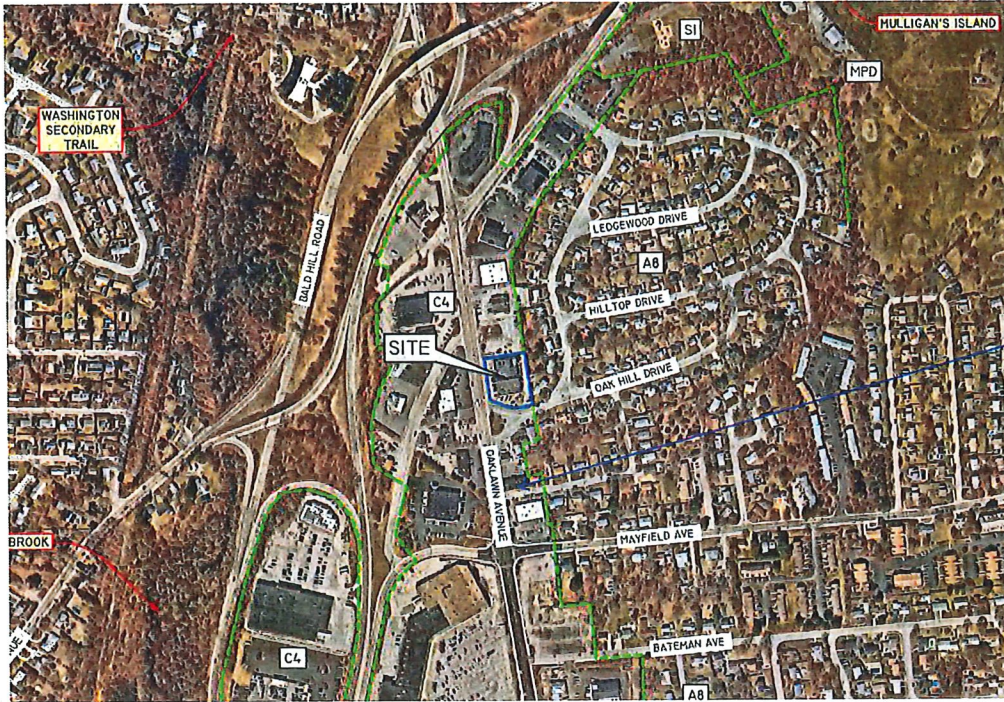


Figure 2:

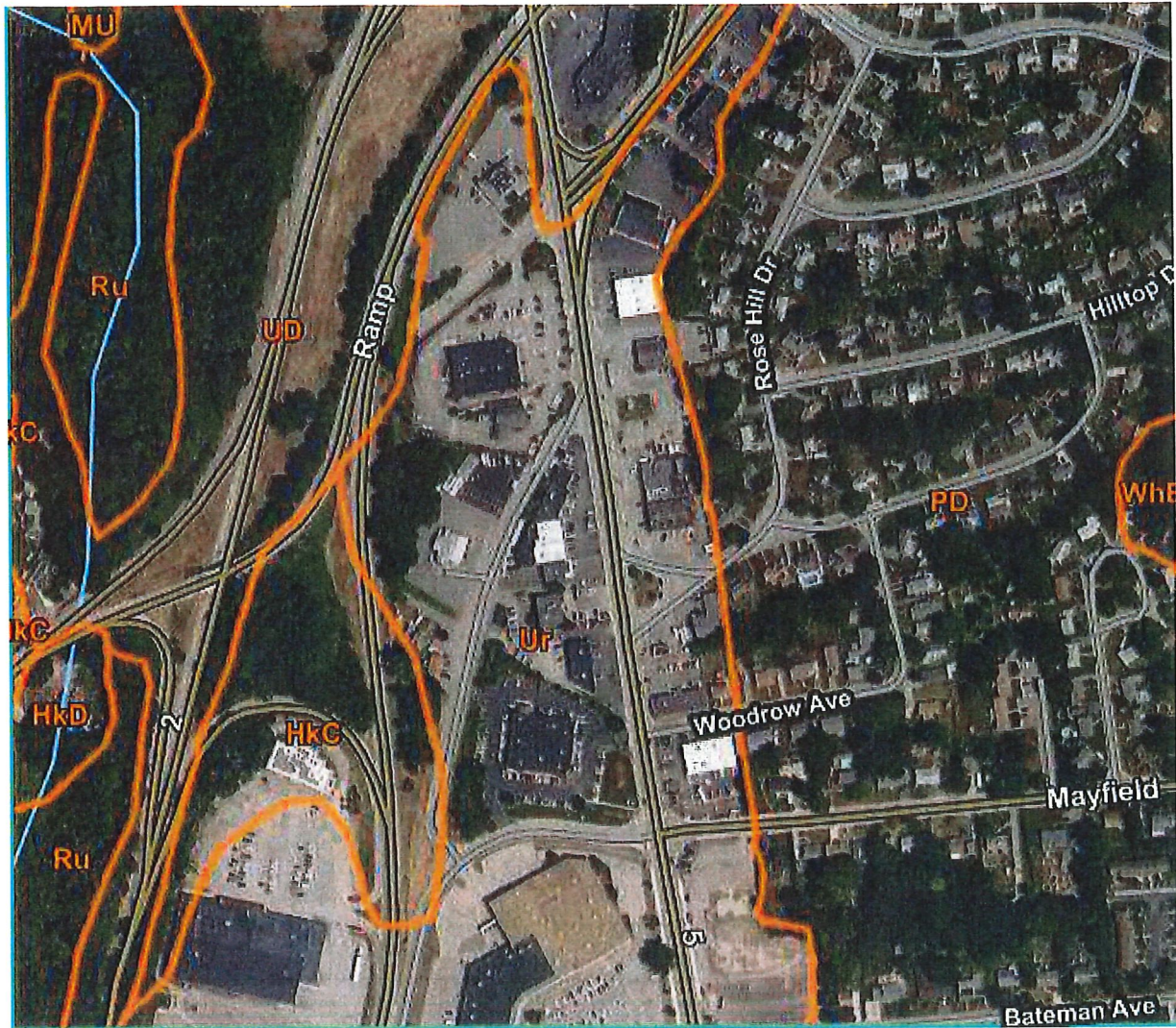
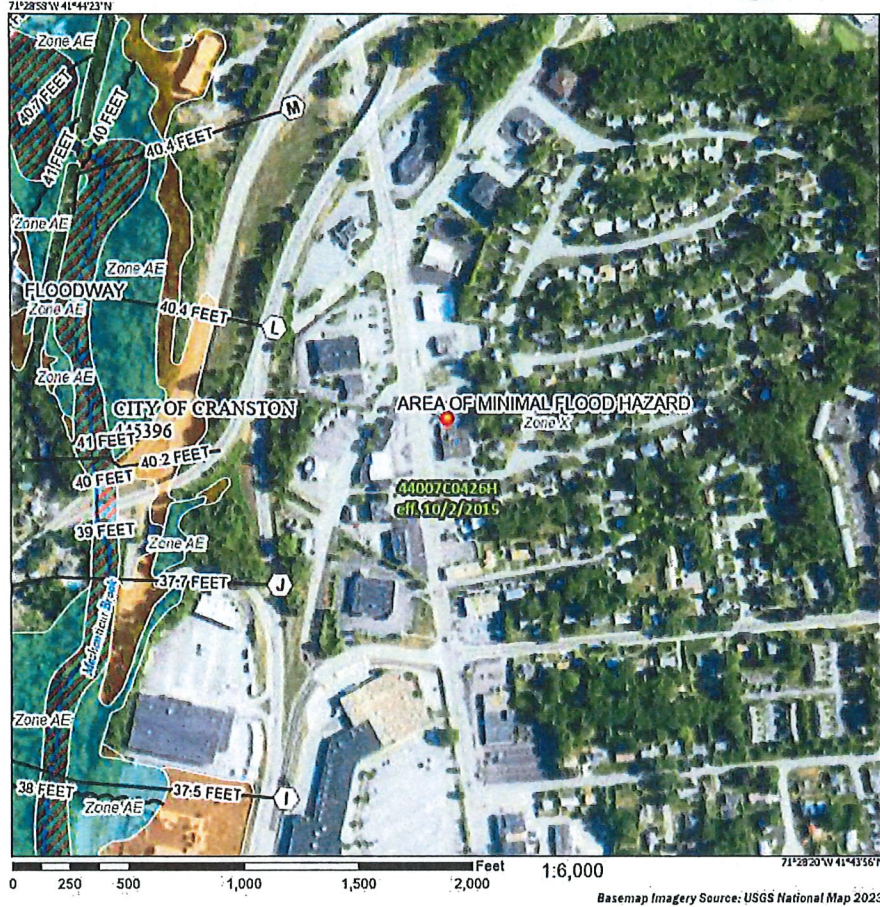


Figure 3:

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, A1, A2, A3
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone S
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone U

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 28.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.2 Water Surface Elevation
- Coastal Transient
- Base Flood Elevation Line (BFE)
- Link of study
- Jurisdiction Boundary
- Coastal Transient Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/22/2024 at 7:33 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.