

Hon. Kenneth J. Hopkins
Mayor

Jason M. Pezzullo, MCP, MPA, AICP
Chair / City Planning Director



James Woyciechowski
Fire Marshal

David Rodio, CBO
Building Official

Justin G. Mateus P.E.
Public Works Director

Stephen Mulcahy
DPW: Traffic Safety Division

DEVELOPMENT PLAN REVIEW COMMITTEE

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

April 16, 2024

NOTICE OF PUBLIC MEETING

DEVELOPMENT PLAN REVIEW COMMITTEE

CITY HALL – 3RD FLOOR COUNCIL CHAMBER

WEDNESDAY, May 1, 2024 – 9:30AM

Dear Property Owner:

You are hereby notified that on Wednesday, May 1, 2024, at 9:30 A.M., the Development Plan Review Committee will be meeting to discuss the Preliminary Application for a project entitled **“Residences at Oaklawn Ave.”**

The subject parcel is located at Oaklawn Avenue, further identified as Assessor’s Plat 17/3, Lot 670. The parcel is 0.51 acres and is zoned **B-2 with Conditions** (Multi-Family Residential). The Owner and Applicant is Amalgamated Financial Equities I, LLC, 1414 Atwood Avenue, Johnston, RI 02919.

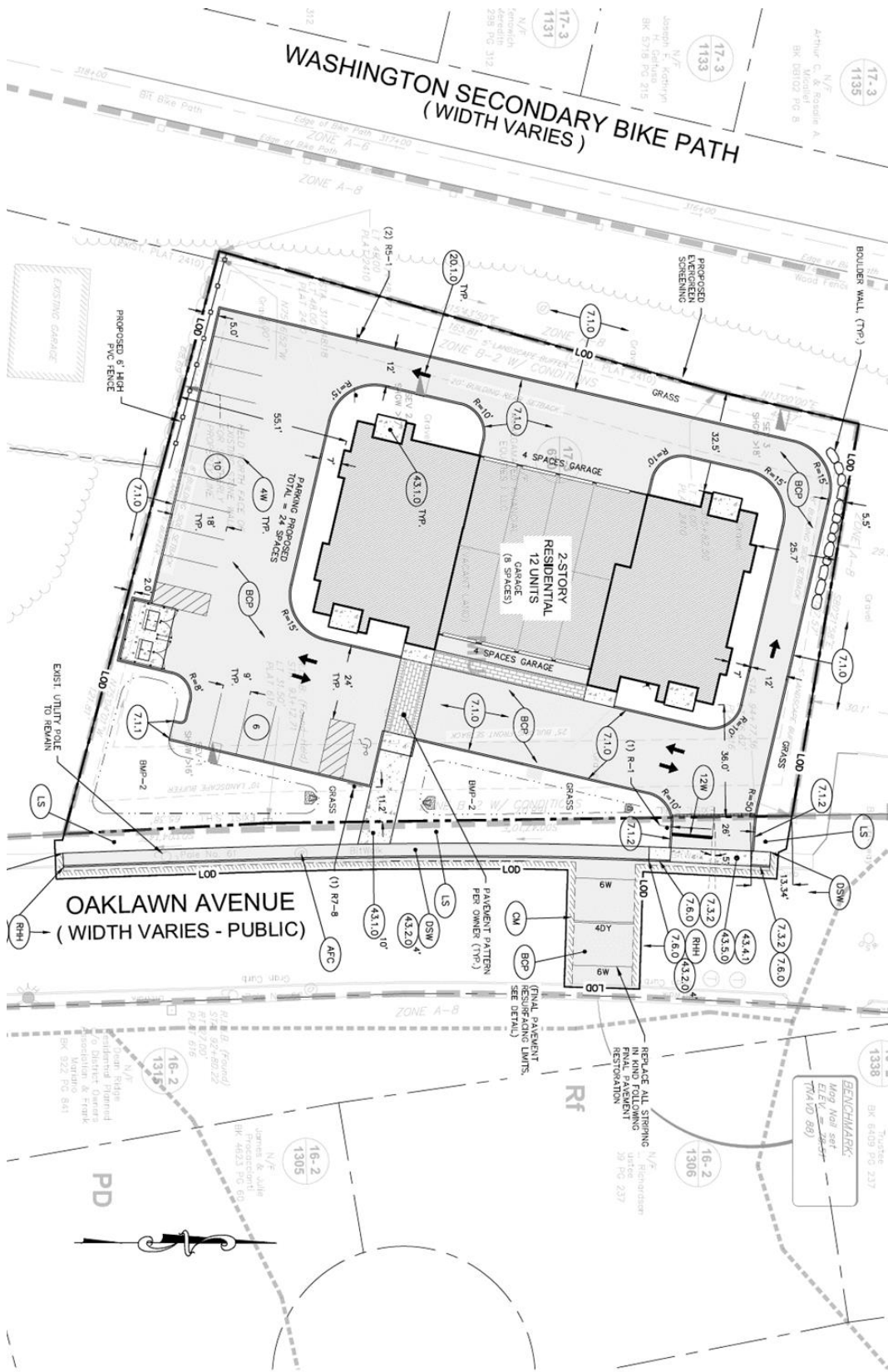
The Proposal is a 2-story, 12-unit, multi-family residential building, with associated parking and landscaping and will be serviced by public water and sewer. The Proposal is consistent with Ordinance 2023-4, passed on March 27, 2023, and approved March 29, 2023.

As a property owner within the notification area, you are invited to attend this meeting. In advance of this meeting, you may view the project plans in the City Planning Department, City Hall – Room 309, during regular office hours, 8:30AM to 4:30PM, or you may view application materials online at the City Planning Department webpage (<https://www.cranstonri.gov/departments/planning/>) by following the link for the May 1 DPRC meeting. Project materials will be posted online at least two (2) days before the meeting.

Sincerely,

Jason M. Pezzullo, MCP, MPA, AICP – *Chair*
City Planning Director / Administrative Officer

SITE PLAN EXHIBIT



**WASHINGTON SECONDARY BIKE PATH
(WIDTH VARIES)**

**OAKLAWN AVENUE
(WIDTH VARIES - PUBLIC)**

17-3 1135
 N/F
 Arthur C. & Patricia A. BK 52102 PG B

17-3 1133
 N/F
 Joseph F. Righetti
 BK 52108 PG 218

17-3 1135
 N/F
 Arthur C. & Patricia A. BK 52102 PG B

EDGE OF BIKE PATH 312+00
 ZONE A-B
 Edge of Bike Path
 312+00
 Edge of Road
 316+00
 Boulder Wall (TYP.)

EXIST. UTILITY POLE TO REMAIN

OAKLAWN AVENUE
(WIDTH VARIES - PUBLIC)

16-2 1305
 N/F
 James & Aida BK 4625 PG 60

16-2 1315
 N/F
 Brian Sidoti BK 52104 PG 248

16-2 1306
 N/F
 John M. & Wendy J. BK 52104 PG 248

1338
 TYPICAL
 BK 6408 PG 237

16-2 1306
 N/F
 James & Aida BK 4625 PG 60

BENCHMARK
 EL ELEV. 3280' ±
 (TYP. ID 89)

REPAIR ALL STREPS - RENEWABLE FINISH - FINISH RESTORATION

REPAIR PAVERS - RESTORE FINISH - FINISH RESTORATION

FINAL PAVEMENT RESTORATION LIMITS.

PAVEMENT PATTERN PER OWNER (TYP.)

PROPOSED EXHIBIT SCREENING

2-STORY RESIDENTIAL 12 UNITS (GARAGE (8 SPACES))

4 SPACES GARAGE

4 SPACES GARAGE

4 SPACES GARAGE

PROPOSED 8' HIGH PVC FENCE

EXISTING GARAGE

BIKE PATH

WASHINGTON SECONDARY BIKE PATH

OAKLAWN AVENUE

SITE PLAN EXHIBIT