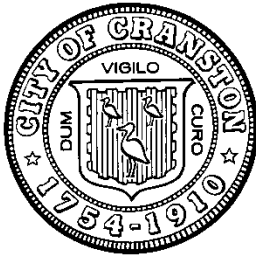


City Planning Department



Memo

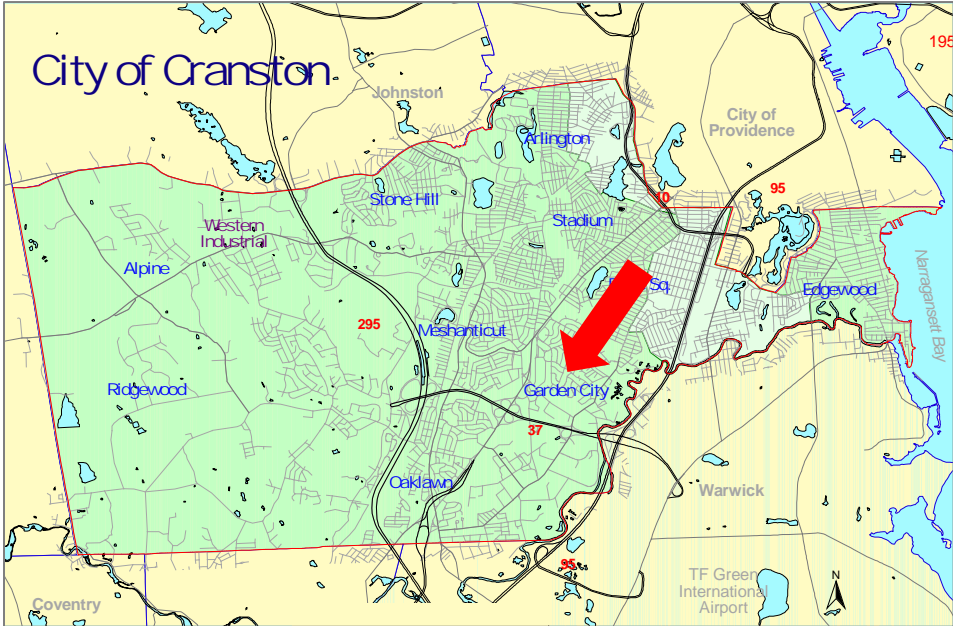
To: Cranston City Plan Commission
From: Amelia Lavallee – Planning Intern
Date: March 3, 2023
Re: “Eden Crest Plat” - Minor Subdivision without street extension

Owner/App: Hassan Hasaba
Location: 189 Kearney Street (AP 10, Lots 223-226 & 316, 317)
Zone: A-8 (Single-Family Dwellings on 8,000 ft² Lots)
FLU: Single-Family Residential

I. Proposal

The applicant has applied for permission to subdivide a lot, leaving an existing single-family dwelling with reduced side and rear setbacks at 189 Kearney Street, Parcel B, A.P. 10, lots 316 & 317, zoned A-8. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.

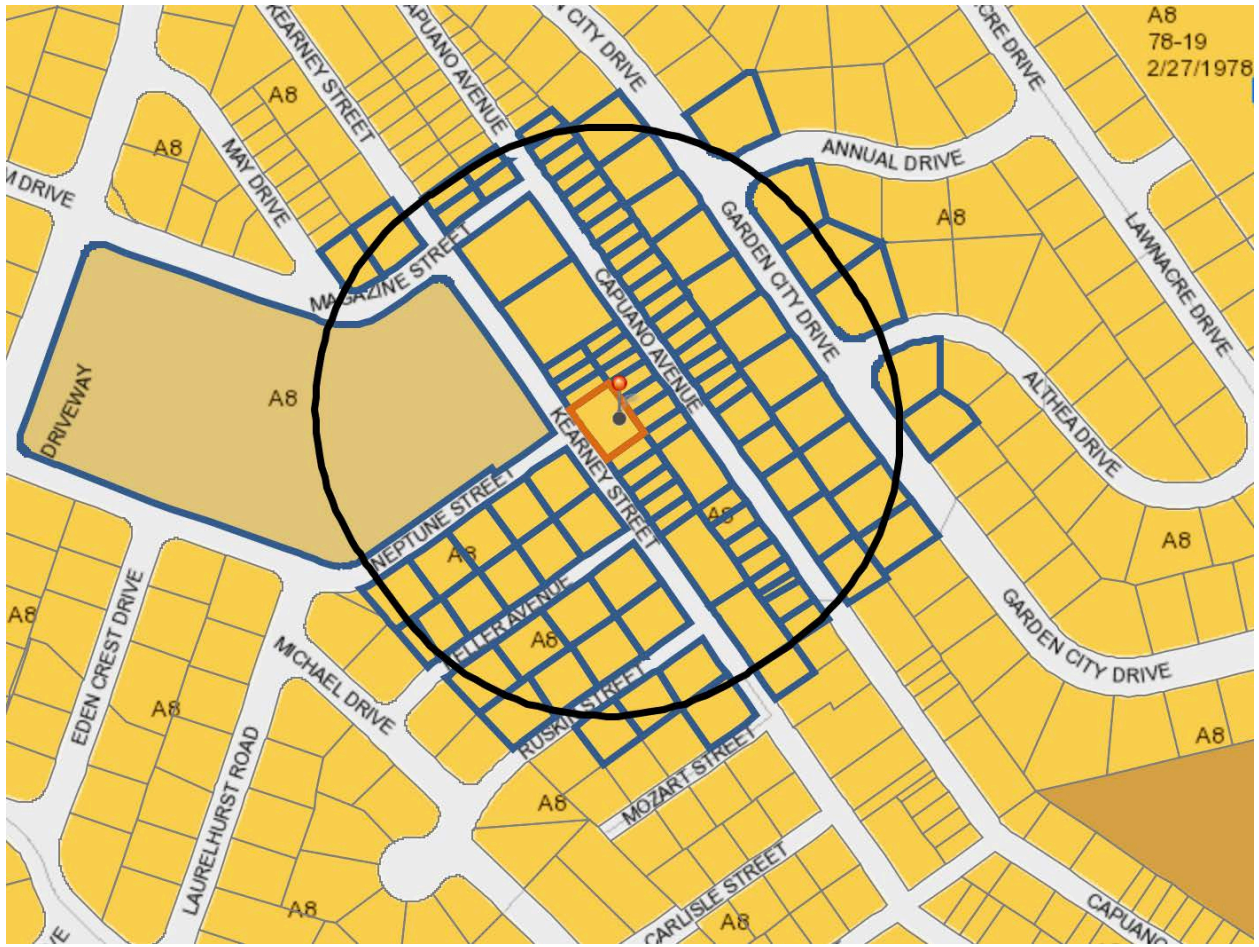
LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



3-D AERIAL VIEW



STREET VIEW (Kearney Street)



STREET VIEW (Kearney Street)



STREET VIEW (Capuano Avenue)



II. Documents which are part of the application

1. Application signed by Hassan Hasaba
2. Filing fee of \$370 was paid on 1/24/23, via check #33713 by Taft McSally LLP
3. Preliminary Plan Checklist completed by Robert D. Murray, Esq.;
4. Minor Subdivision plan entitled "Eden Crest Plat" with a last revised date of 1/9/23 prepared by Richard T. Bzdyra, P.L.S.;
5. Narrative (unsigned, undated);
6. Letter regarding water availability from Providence Water dated 1/7/23;
7. Letter regarding sewer availability from the Department of Public Works dated 1/26/23;
8. 100' radius map, list of abutters and signed Certificate of Notice;
9. Certificates of Municipal Liens for each subject lot.

III. Surrounding land use and context

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

1. The subject parcel is located East of I-295 in the Garden City neighborhood.
2. The surrounding single-family residential neighborhood (400-foot radius) is comprised entirely of A-8 zoned parcels.
3. The surrounding single-family residential neighborhood (400-foot radius) is all designated as Single-Family Residential.
4. The project is free of wetlands and outside of any regulated floodplains or historic/cultural districts.

IV. Interests of Others

Staff has not received any comments at this time.

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, and the Fire Department.

Justin Mateus, DPW city engineer reviewed the plan with staff 3/1/23. Mr. Mateus stated that concrete curbing must be installed to the DPW satisfaction and must be depicted on the Final Plan application.

No other comments were received at this time.

VI. Waivers

The applicant has not requested a waiver for curbing nor sidewalks. Staff recommends the applicant install concrete curbing consistent with other homes on Capuano Street. A waiver would also be required for the installation of sidewalks. Due to the fact that there is no sidewalk network with which to connect, staff recommends a waiver of the sidewalk requirement.

VII. Planning Analysis

Nearly all of the complications for the analysis are related to the dimensional relief. Please see the staff memo specifically issued to address the variance applications.

Dimensional relief aside, and in consideration of the Comprehensive Plan Future Land Use Map, staff is of the view that this application is consistent with the neighborhood and existing zoning and provides a rare infill housing opportunity in Garden City.

VIII. Findings of Fact

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 with the Future Land Use Map, in which the area is designated for single-family residential use.
2. The new single-family lot is consistent with the land use and density prescribed by the Comprehensive Plan Future Land Use Map allocation of Single Family Residential 7.26 to 3.64 units per acre.
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. Variance applications have been submitted for relief from inconsistencies with the zoning ordinance proposed by the subdivision.
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.

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.”

7. 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.”

8. The existing lot has adequate permanent physical access on Kearney Street, a public roadway within the City of Cranston. The proposed lot would have adequate permanent physical access on Capuano Avenue, 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 depict street utilities and concrete curbing to the DPW satisfaction at Final Plan submission.
2. The applicant shall include final driveway width at Final Plan submission.
3. The project shall receive subsequent approval from the Zoning Board of Review for the dimensional variances requested.
4. Payment of outstanding Pre-Application filing fee in the amount of \$120 required at the time of final plan application.