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CITY PLAN COMMISSION
Cranston City Hall
869 Park Avenue, Cranston, RI 02910

AGENDA

Tuesday, July 12th, 2022 – 6:30PM

3rd Floor - City Council Chamber, 869 Park Avenue, Cranston RI

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. Plans, staff reports, recommendations, and other supplemental materials for this agenda will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/city-plan-commission.7.12.22/>

CALL TO ORDER

APPROVAL OF MINUTES

- 6/7/22 Regular City Plan Commission Meeting (vote taken)

ORDINANCE RECOMMENDATIONS (votes taken for all recommendations)

- **4-22-04** – Amendment of the 2010 Comprehensive plan for the City of Cranston, As Amended 2012 (**661 Park Project** / Legion Bowl redevelopment). Amends the Future Land Use Map from Neighborhood Commercial/Services to Mixed Plan Development and includes the site into the Land Use Element
661 Park Avenue - AP 3, Lots 289, 291, 1695 & 1696
(Continued from June 7th meeting)
- **4-22-05** – Amendment of Chapter 17. of the Code of the City of Cranston, 2005, Entitled "Zoning" (Change of Zone – **661 Park Avenue** / Legion Bowl redevelopment)
Amends the zoning map from C-3 to C-3 *with conditions* for allowed uses, density, parking, height and affordability
661 Park Avenue - AP 3, Lots 289, 291, 1695 & 1696
(Continued from June 7th meeting)
- **4-22-08** - Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" - Change of zone from C-2 to C-3 at 870 Oaklawn Ave, AP 15-358

- **5-22-03** - Ordinance in amendment of the 2010 Comprehensive Plan for the City of Cranston, as amended 2012 (**0 Comstock Parkway, 2184 Plainfield Pike and 2174 Plainfield Pike** – Assessor's Plat 36, Lots 5, 36, 38, 51, 52 and 53). Petition filed by Elizabeth Paul, KM Realty LLC and Alwoodley Realty LLC. For the subject properties, the amendment changes the Comprehensive Plan Future Land Use Map designation from **Industrial** to **Highway Commercial / Services**.
- **5-22-04** - Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone - **0 Comstock Parkway, 2184 Plainfield Pike and 2174 Plainfield Pike** – Assessor's Plat 36, Lots 5, 36, 38, 51, 52 and 53). Petition filed by Elizabeth Paul, KM Realty LLC and Alwoodley Realty LLC. For the subject properties, the amendment changes the zoning from **M-2** to **C-5**.

SUBDIVISIONS AND MAJOR LAND DEVELOPMENTS

- **"661 Park Project"** (Legion Bowl) **PUBLIC INFORMATIONAL** (vote taken)
MASTER PLAN – Major Land Development w/o street extension
Mixed-Use Residential/Commercial redevelopment
69 Residential Units, First Floor commercial on Park Avenue
661 Park Avenue - AP 3, Lots 289, 291, 1695 & 1696
Currently Zoned C-3 with a proposal for a new *C-3 with Conditions*
(Continued from June 7th meeting)
- **"Trolley Barn Plaza"** **PUBLIC HEARING** (vote taken)
PRELIMINARY PLAN – Major Land Development w/o street extension
Four building multi-use commercial & warehouse development on 6.61-acre site
Zoned C-5 (Heavy Business, Industry)
777 Cranston Street – AP 7, Lot 1
- **"Omni Group Plat Replat of AP 9, Lot 146)"** **PUBLIC INFORMATIONAL** (vote taken)
PRELIMINARY PLAN– Minor Subdivision w/o street extension
Creating one additional conforming lot for single-family home
Zoned A-6
747 Pontiac Avenue, Myrtle Ave. & Norman Ave. – AP 9, Lot 146
- **"Proposed Mixed Use Development – Phase 2"** **PUBLIC HEARING** (vote taken)
PRELIMINARY PLAN – Major Land Development
Mixed-Use Planned District / Final Overall District Plan – PHASE 2
950 Phenix Avenue - AP 19/1, Lot 3
Request for Minor Amendment to Final Overall District Plan
- **"1489 Pippin Orchard Road"** **PUBLIC INFORMATIONAL** (no vote taken)
PRE-APPLICATION – Minor Subdivision
Residential Planned District (RPD Cluster)
Potential for three (3) additional single-family housing units with open space
Zoned A-80
Pippin Orchard Road, AP 21, Lots 31 & 45

EXTENSION OF TIME

- **Champlain Heights (152 Unit Multi-Family)** – Preliminary Plan one-year extension

ZONING BOARD OF REVIEW - RECOMMENDATIONS

(votes taken for all ZBR items)

- **PARK AVENUE REALTY, INC. (OWN) and NICO BELLA CRANSTON, LLC. (APP)** have applied to operate a restaurant in an industrial zone with reduced lot area at 1350 Park Avenue, A.P. 11, lot 1768, area 14,748 s.f., zoned M1. Applicant seeks relief per Section 17.92.010- Variance; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations; 17.72.010- Signs. (Continued from June 7th meeting)
- **WILLIAM and OLGA DELOMBA (OWN/APP)** have applied to construct a new detached garage with a home office and recreational room within the required front corner yard setback at 1979 Cranston Street, A.P. 11, lot 638; area 5,409 s.f, zoned A6. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.60.010- Residential Accessory Structure Setbacks. **(Continued August 2nd Agenda)**
- **KEVIN and JESSICA REMILLARD (OWN/APP)** have filed an application for relief on an existing shed installed within the rear yard setback at 4 Azalea Drive, A.P. 21, lot 265; area 24,172 s.f.; zoned A20. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.60.010- Residential Accessory Structure Setbacks.
- **CRANSTON CHRISTIAN FELLOWSHIP (OWN) and HOPE CHURCH (APP)** have applied to install a double-sided LED message board on an existing free-standing sign increasing the allowable size permitted by previously granted variance at 1114 Scituate Avenue, A.P. 27, lot 85; area 2.75 ac; zoned A20. Applicant seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs.
- **HOME ISLAND REALTY (OWN) and MARINO DE LA CRUZ (APP)** have filed an application to install a new double-sided free-standing sign with LED message board exceeding the allowable size at 983 Cranston Street, A.P. 7, lot 3043; area 3,871 s.f; zoned C3. Applicant seek relief per Section 17.92.010- Variances; Section 17.72.010- Signs.
- **CARLSON REALTY, LLC (OWN/APP)** has filed an application to convert an existing mixed use building into a two- family dwelling with restricted area and off-street parking at 1540 Elmwood Avenue, A.P. 4, lot 2203; area 4,420 s.f; zoned C5. Applicant seeks relief per Section 17.92.010 Variance; Sections 17.20.030- Schedule of Uses; 17.20.120- Schedule of Intensity Regulations; 17.64.010- Off Street Parking; 17.88.030 -Extension- 17.88.040- Change of Use; 17.88.050- Structural Alterations.

PLANNING DIRECTOR'S REPORT

(no votes taken)

- Comprehensive Plan Update

ADJOURNMENT / NEXT REGULAR MEETING

(vote taken)

- Tuesday, August 2nd, 2022 — City Hall Council Chambers, 869 Park Avenue