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CITY PLAN COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, RI 02910

AGENDA

Tuesday, June 7th, 2022 – 6:30PM

3rd Flood - 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-commission6.7.22/>

CALL TO ORDER

APPROVAL OF MINUTES

- 4/20/22 Special Joint Site Walk (vote taken)
- 5/03/22 Regular City Plan Commission Meeting (vote taken)
- 5/18/22 Special City Plan Commission workshop (Housing) (vote taken)

ORDINANCES AND 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
(Request to **CONTINUE** this matter to the July 12th regular meeting by applicant)
- **4-22-05** – Amendment of Chapter 17.84 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
(Request to **CONTINUE** this matter to the July 12th regular meeting by applicant)

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*
 (Request to **CONTINUE** this matter to the July 12th regular meeting by applicant)
- **“20 Goddard Drive Warehouse”** **PUBLIC INFORMATIONAL** (vote taken)
 MASTER PLAN – Major Land Development w/o street extension
 210,000 +/- square foot warehouse development on 16.74-acre site
 Zoned M-2 (General Industry)
 20 Goddard Drive – AP 13, Lot 39
- **“Briarwood Estates”** **PUBLIC INFORMATIONAL** (vote taken)
 MASTER PLAN – Major Subdivision with street extension
 14-lot subdivision with 12 new single-family house lots
 Zoned A-8
 New London Avenue & Briarwood Road – AP 18, Lots 1023 & 1026
- **“West Gate Estates”** **INFORMATIONAL** (no vote taken)
 PRE-APPLICATION – Minor Subdivision with street extension
 5-Lot subdivision with 4 new single-family houses
 Zoned A-80
 Laten Knight Road – AP 28, Lot 11
- **“747 Pontiac Avenue”** **INFORMATIONAL** (no vote taken)
 PRE-APPLICATION – Major Land Development w/o street extension
 Office building conversion to 18 residential apartments w/ 41 parking spaces
 Zoned A-6 (will require rezone or variance)
 Pontiac Avenue – AP 9, Lot 146

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. (Recommend **continuance** to July 12th 2022)
- **ROBIN A. LETTERLE (OWN) and GREGORY J. DiZOGGIO (APP)** have filed an application to allow a garage addition built without benefit of permit and cited for violations encroaching into front and side yard setbacks at 97 Amanda Street, A.P. 18, lot 1501; area 8,000 s.f.; zoned A8. Applicants seek relief per Section 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations.
- **MIN NAING (OWN/APP)** has applied to the Board allow a new single family dwelling to be constructed on an under-sized lot merged by zoning at 0 Randall Street, A.P. 12, lot 38; area 5,000 s.f.; zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.

- **MIN NAING (OWN/APP)** has filed an application to grant relief on an existing single family dwelling encroaching into the side setback on an under-sized lot merged by zoning at 86 Randall Street, A.P. 12, lot 39; area 5,000 s.f.; zoned B1. Applicants seek relief per Section 17.92.010- Variances; Sections 17.20.120- Schedule of Intensity Regulations, 17.88.010- Substandard lots of record.

PLANNING DIRECTOR'S REPORT

(no votes taken)

ADJOURNMENT / NEXT REGULAR MEETING

(vote taken)

- Tuesday, July 12th, 2022 — City Hall Council Chambers, 869 Park Avenue