

# City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Alexander Berardo – Planning Technician / Administrative Officer  
Date: July 8, 2022  
Re: **Minor Subdivision without street extension - Preliminary Plan**  
“Norman Avenue Plat – Replat of A.P 9, Lot 146”

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**Owner/App:** Omni 747P, LLC  
**Location:** 747 Pontiac Avenue, AP 9, Lot 146  
**Zone:** A-6 (Single-family dwellings on 6,000 ft<sup>2</sup> minimum lots)  
**FLU:** Neighborhood Commercial Services

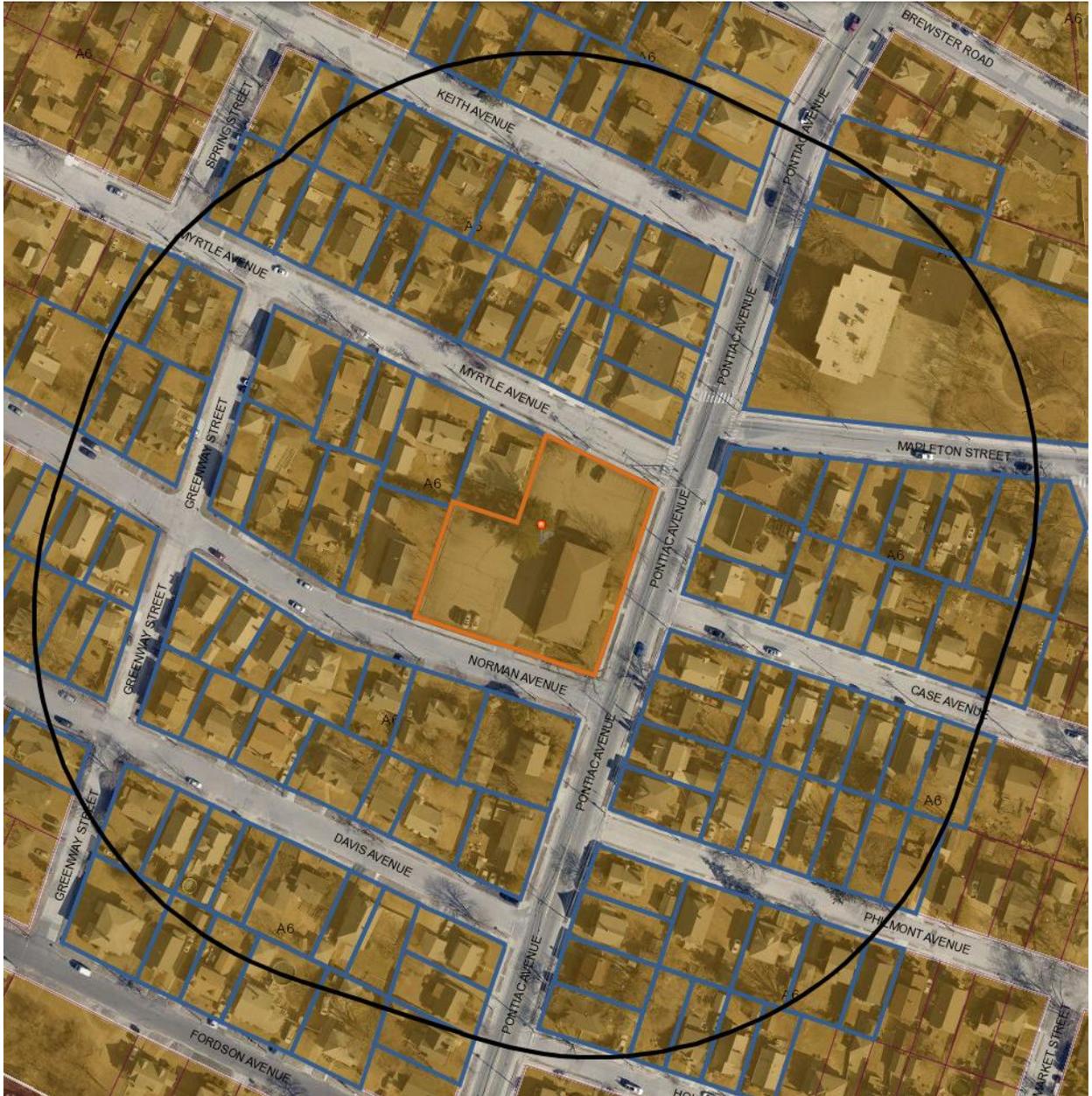
### I. Proposal

The applicant proposes to subdivide the existing 36,908 ft<sup>2</sup> lot into two lots, Parcel A (28,021 ft<sup>2</sup>) and Parcel B (8,887 ft<sup>2</sup>). Both proposed lots conform to all A-6 zoning requirements. The existing three-story office building would remain on proposed Parcel A. Proposed Parcel B would become a new buildable lot for single-family development. Both lots will be serviced by public water and sewer.

### II. Documents which are part of the application

1. Application signed by William L. DiStefano, Jr., Manager of Omni 747P, LLC;
2. Filing fees;
3. Subdivision plan entitled “747 Pontiac Avenue” dated 2/16/22 prepared by Richard Bzdya, P.L.S. of Ocean State Planners, Inc.;
4. 100’ radius map and list of abutters;
5. Certificates of Municipal Liens showing property taxes are in good standing.

# ZONING MAP



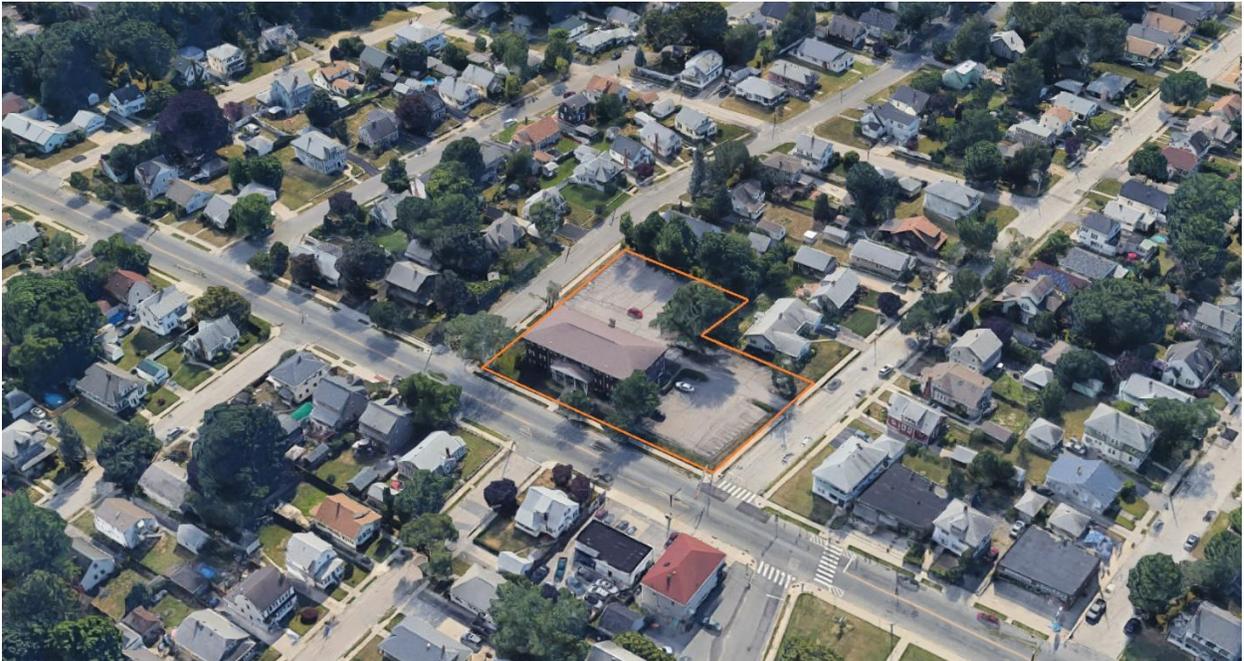
# FUTURE LAND USE MAP



## AERIAL VIEW



## 3-D AERIAL VIEW



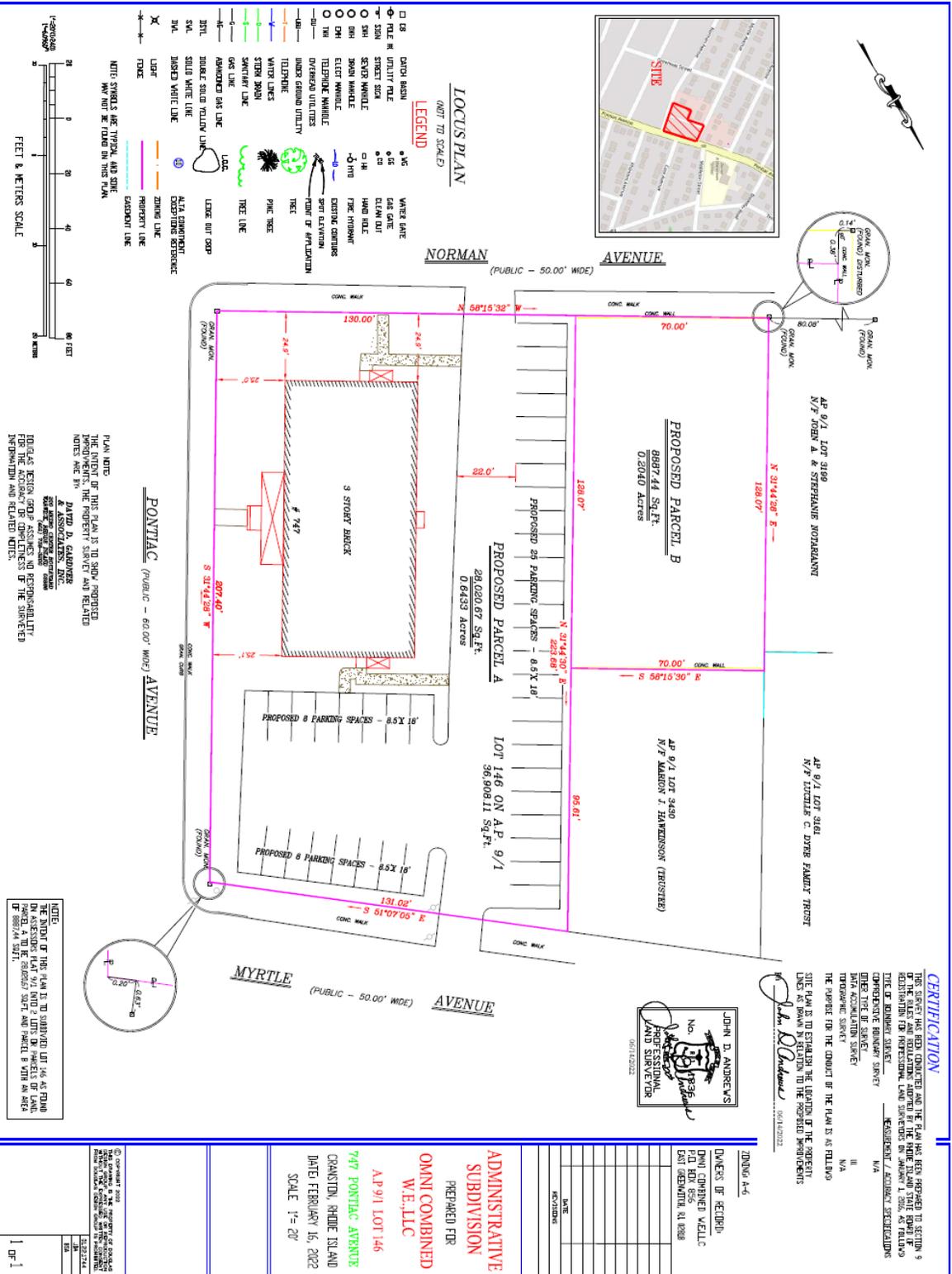
**STREET VIEW (facing west, view of Parcel A)**



**STREET VIEW (facing north, view of Parcel B)**



# PROPOSED SUBDIVISION PLAN



### **III. Surrounding land use and context**

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

1. The subject parcel is located at the corner of Pontiac Avenue and Norman Avenue in Eastern Cranston.
2. The surrounding single-family residential neighborhood (400-foot radius) is comprised entirely of A-6 zoned parcels.
3. All but five of the parcels within a 400-foot radius of the subject parcel have a Future Land Use designation of Single-Family Residential 7.26 to 3.64 units/acre. The subject parcel itself, along with the next four parcels proceeding north along Pontiac Avenue, are designated Neighborhood Commercial Services, while the Daniel D. Waterman Elementary School is designated Government/Institutional.
4. The project is free of wetlands and outside of any regulated floodplains or historic/cultural districts.
5. The 2018 Natural Heritage Map does not show any known rare species located on or near the site.

### **IV. Interests of Others**

Staff has received no written comments or phone calls from neighbors relating to the proposed subdivision.

### **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, the Fire Department and the Conservation Commission.

No departments have submitted comments at this time.

### **VI. Planning Analysis**

This proposal is a by-right two-lot subdivision. Both lots conform to the dimensional standards of the A-6 zone. Per the Comprehensive Plan, Neighborhood Commercial Services encompasses the C-1, C-2, and C-3 zones. Single-family residential on minimum 6,000 ft<sup>2</sup> lots is a permitted use within the C-1 zone, and because this use is identical to the use allowed in the A-6 zone, the proposed subdivision would conform to the site's Future Land Use designation. Public water and sewer service to the existing office building and are available to service the new lot.

Staff has no concerns with the application and the resulting density on the site. This application provides an opportunity for infill development in Eastern Cranston in a manner that fits with the surrounding neighborhood, which is consistent with the Comprehensive Plan's Land Use and Housing policies.

The applicant has provided a Class III survey at this time to depict the boundaries of the proposed subdivision. As neither of the proposed lots are particularly close to the minimum standards for lot area and frontage, Staff will make the provision of a full Class I survey a condition of Final Plan approval.

## **VII. Waivers**

No waivers have been requested in conjunction with this application.

## **VIII. Findings of Fact**

An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified first class mail prior to the public meeting, and the meeting agenda has been properly posted.

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 all dimensional standards of the A-6 zone as well as with the uses allowed under the Neighborhood Commercial Services Future Land Use. Although the Neighborhood Commercial Services use does not entail explicit density prescriptions, the proposal would result in two lots that conform to the density standards of the adjacent residential Future Land Use (Single Family Residential 7.26 to 3.64 units per acre).
2. This application provides an opportunity for infill development in Eastern Cranston in a manner that fits with the surrounding neighborhood, which is consistent with the Comprehensive Plan land use and housing policies.
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. 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.”*

5. 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.
6. The Rhode Island November 2018 Natural Heritage map shows that there are no known rare species located on the site.

*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 properties in question will have adequate permanent physical access on public roadways within the City of Cranston. Proposed Parcel A will have frontage on Pontiac, Norman, and Myrtle Avenues; Parcel B will have frontage on Norman Avenue.

## **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 provide a letter regarding water availability from Providence Water at Final Plan submission.
2. The applicant shall provide a letter regarding sewer availability from the City of Cranston’s Department of Public Works at Final Plan submission.
3. The applicant shall submit a Class I survey for Final Plan submission.
4. Payment of the Eastern Cranston Capital Facilities impact fee in the amount of \$593.46 (1 new unit) must be submitted at the time of final plat recording.