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CITY PLAN COMMISSION

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

AGENDA

CITY HALL – 3rd FLOOR, COUNCIL CHAMBER 6:30PM – TUESDAY, MARCH 5, 2024

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/plan-commission-3.5.24/>

This meeting will be livestreamed via YouTube at the following address:

<https://www.youtube.com/@cityofcranston>

Any interested party who would like to participate in this meeting can join the meeting via Zoom in the following manner:

Please click the link below to join the webinar:

<https://zoom.us/j/94400077369?pwd=bIZnTTVkr1poU3IYT0l1WXhwT2tmQT09>

Passcode: 983639

Or One tap mobile :

+16469313860,,94400077369# US

+13017158592,,94400077369# US (Washington DC)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 646 931 3860 US

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+1 689 278 1000 US

+1 719 359 4580 US

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+1 253 215 8782 US (Tacoma)

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+1 360 209 5623 US

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Webinar ID: 944 0007 7369

International numbers available: <https://zoom.us/j/94400077369>

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.

CALL TO ORDER

APPROVAL OF MINUTES

(votes taken)

- 1.2.24 Regular Meeting **(continued from 2/6 Meeting)**
- 2.6.24 Regular Meeting

RE-SCHEDULE OF NEXT REGULAR MEETING

(vote taken)

CAPITAL BUDGET & IMPROVEMENT PROGRAM

PUBLIC HEARING

(vote taken)

- **“FY24-29”**
Final Draft presentation and discussion with Department heads.

ORDINANCE WORKSHOP

(no vote taken)

- **“2-24-02”** **PUBLIC INFORMATIONAL**
Ordinance in amendment of the 2010 Comprehensive Plan for the City of Cranston
(Change of FLUM Designation – 20 Goddard Drive, Plat 13, Lot 39)
Government/Institutional (GI) to Special Redevelopment Area

ORDINANCE WORKSHOP

(no vote taken)

- **“2-24-03”** **PUBLIC INFORMATIONAL**
Ordinance in amendment of Chapter 17 of the Code of City of Cranston, 2005, Entitled “Zoning”
(Change of Zone – 20 Goddard Drive, Plat 13, Lot 39)
M-2 to M-2 with Conditions

SUBDIVISIONS & LAND DEVELOPMENT PROJECTS

(vote taken)

- **“Residences at Oaklawn Ave”** **PUBLIC HEARING**
PRELIMINARY PLAN – Major Land Development Project
Two-story, twelve-unit multi-family residential building
Zoning District: B-2 with Conditions
AP 17/3, Lot 670
Oaklawn Avenue

PERFORMANCE GUARANTEES

(votes taken on each item)

- **“Lantern Hill Estates”** **PUBLIC INFORMATIONAL**
f/k/a Lippitt Hill Estates
Phase I: Bond Release Request
- **“The Estates at Camden Woods”** **PUBLIC INFORMATIONAL**
Phases I – III: Bond Release Request

ZONING BOARD OF REVIEW RECOMMENDATIONS

(votes taken on each item)

- **495 INVESTMENTS LLC (OWN/APP)** has applied to seek use and dimensional (parking) relief to change a pre-existing, non-conforming use (doctor’s office) to a salon (personal care services) at 495 Atwood Avenue, AP 12/4, Lot 3116; Area 13,300 sq. ft., zoned M-1. Applicant seeks relief per Section 17.92.010 – Variances; Section 17.20.030 – Schedule of Uses; and Section 17.64.010 – Off-Street Parking.

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- **KNIGHTSVILLE ENTERPRISES LLC (OWN/APP)** has applied to seek use and dimensional (parking and setback) relief to construct a 315 sq. ft. addition to a pre-existing, non-conforming structure (pub/tavern) at 1669 Cranston Street, AP 8/1, Lot 391; Area 6,962 sq. ft., zoned C-2. Applicant seeks relief per Section 17.92.010 – Variances; Section 17.20.010 – Schedule of Intensity Regulations; Section 17.20.030 – Schedule of Uses; Section 17.64.010 – Off-Street Parking; Section 17.88.010 – Substandard Lots of Record; and Section 17.88.050 – Structural Alterations to Non-conforming Structures.
- **SOKHENG RITHY (OWN/APP)** has applied to seek dimensional (setback) relief to construct a two-family dwelling on a pre-existing, non-conforming lot (area) at 0 Narragansett Street, AP 2/4, Lot 672; Area 6,450 sq. ft., zoned B-2. Applicant seeks relief per Section 17.92.010 – Variances; Section 17.20.010 – Schedule of Intensity Regulations; Section 17.20.030 – Schedule of Uses; Section 17.64.010 – Off-Street Parking; Section 17.88.010 – Substandard Lots of Record; and Section 17.88.050 – Structural Alterations to Non-conforming Structures.
- **DEVIN BELIVEAU & WALTER MARTI (OWN/APP)** have applied to seek dimensional (area, width, and frontage) relief to construct a single-family dwelling on a pre-existing, non-conforming lot (area) at 0 Piedmont Street, AP 4/4, Lot 1416; Area 4,500 sq. ft., zoned A-6. Applicant seeks relief per Section 17.92.010 – Variances; Section 17.20.010 – Schedule of Intensity Regulations; and Section 17.88.010 – Substandard Lots of Record.
- **EARLY FOUNDATION ACADEMY LLC (OWN/APP)** has applied to seek dimensional relief to construct two (2) 32'x32' additions to an existing daycare center at 181 Princess Avenue, AP 8/3, Lot 1552; Area 25,600 sq. ft., zoned B-1. Applicant seeks relief per Section 17.92.010 – Variances; Section 17.20.010 – Schedule of Intensity Regulations; Section 17.20.030 – Schedule of Use; and Section 17.20.090 – Specific Requirements.

CITY PLANNING DIRECTOR'S REPORT

(no votes taken)

- Open positions / ongoing hiring process
- Comprehensive Plan Update Process

ADJOURNMENT

(votes taken)

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