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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, MAY 7, 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/city-plan-commission-5.7.24/>

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/95494275114?pwd=bkxRMVFLV1ZKMmxuUk40ZFloK1hVUT09>

Passcode: 184450

Or One tap mobile :

+13017158592,,95494275114# US (Washington DC)

+13052241968,,95494275114# US

Or Telephone:

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

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

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+1 646 931 3860 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

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Webinar ID: 954 9427 5114

International numbers available: <https://zoom.us/u/adoBTRo5ld>

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 on each item)

- 3.5.24 Regular Meeting
- 3.14.24 Special Meeting
- 4.3.24 Regular Meeting

ORDINANCE RECOMMENDATION

(vote taken)

- **“04-24-01”** **PUBLIC HEARING**
Ordinance in amendment of Chapter 17 of the Code of City of Cranston, 2005, Entitled “Zoning” (Change of Zone – 0 Sage Drive, Plat 35, Lot 2)
Change of zone from the existing **A-80** to **A-20**

SUBDIVISION & LAND DEVELOPMENT PROJECTS

(votes taken on each item)

- **“The Almberg Plat”** **PUBLIC HEARING**

Unified Development Review
PRELIMINARY PLAN – Minor Subdivision with Zoning Relief
2-lot Subdivision with 1 new single-family house lot
Zoning District: A-8 (Single-Family, 8,000 sq. ft.)
AP 15/1, Lots 541-545
Bateman Avenue, Catherine Street, Jennie Street

- **“Brewed Awakenings”** **PUBLIC HEARING**

Unified Development Review
PRELIMINARY PLAN – Minor Land Development Project with Zoning Relief
Demolition and construction of a 4,000± sq. ft. drive-thru restaurant with associated parking and landscaping.
Zoning District: C4 (Highway Business)
AP 15/1, Lot 1015
Oaklawn Avenue

- **“McDonald’s”** **PUBLIC HEARING**

Unified Development Review
PRELIMINARY PLAN – Minor Land Development Project with Zoning Relief
Demolition and construction of a 4,500± sq. ft. double drive-thru restaurant with associated parking and landscaping.
Zoning District: B-1 / C-5 (Single- & Two-Family Residential / Heavy Business, Industry)
AP 7/1, Lots 632, 3669, 3514, & 3488
923 Cranston Street & Webster Avenue

EXTENSION OF TIME

(vote taken)

- **“Legion Bowl” a/k/a 661 Park Project** **PUBLIC INFORMATIONAL**
MASTER PLAN – Major Land Development Project (Book 6518 Page 89)
Mixed-Use residential/commercial redevelopment, 69 residential units, first floor commercial on Park Avenue.
Zoning District: C-3 with Conditions
AP 3, Lots 289, 291, 1695, & 1696
661 Park Avenue
Request to extend the Master Plan Approval for two (2) additional years, (to July 13, 2026).

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ZONING BOARD OF REVIEW RECOMMENDATIONS

(votes taken on each item)

495 INVESTMENTS, LLC (OWN/APP) has filed an application to request permission to allow barber shop, beauty salon / body art / day spa uses in an existing building zoned industrial at 495 Atwood Avenue, A.P. 12, lot 3116; area 13,300 sq. ft., zoned M1. Applicant seeks relief per §17.92.010 – Variances; and §17.20.030 – Schedule of Uses. Application filed 2/14/2024. Joseph Shekarchi, Esq. **To be continued pending completion of Development Plan Review process.**

CRAIG SROKA (OWN/APP) has filed an application to request permission to construct an attached two-story car garage at 580 Natick Avenue, A.P. 18/1, Lot 1020, area 17,767 sq. ft., zoned A8. Applicant seeks relief per §17.92.010 – Variances; and §17.20.120 – Schedule of Intensity Regulations.

TYLER CORSI (OWN/APP) has filed an application to request permission to construct a 16' x 38.5' addition with a side yard setback of 6.60' where 10' is required at 94 Woodmont Drive, A.P. 15/4, Lot 1202, area 9,013 sq. ft., zoned A8. Applicant seeks relief per §17.92.010 – Variances; and §17.20.120 – Schedule of Intensity Regulations.

CITY PLANNING DIRECTOR'S REPORT

(no votes taken)

- Open positions / ongoing hiring process
- Comprehensive Plan Update Process
- Ongoing / prospective grants
- APA RI Chapter – Award in recognition of the City's efforts to promote affordable housing

ADJOURNMENT

(vote taken)

Next Meeting | Tuesday, June 4, 2024, 6:30PM – **Regular Meeting**
City Hall – 3rd Floor, Council Chamber – 869 Park Avenue

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