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CITY PLAN COMMISSION

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

AGENDA- AMMENDED 2.28.25

CRANSTON HIGH SCHOOL EAST – MAIN AUDITORIUM TUESDAY, MARCH 4th 2025, 6:30PM

Zoom webinar information for remote participation:

<https://url.us.m.mimecastprotect.com/s/0jRxCjRNlMlPyDvuWfISmzAQ2?domain=zoom.us>

Passcode: 671384

Phone one-tap:

+13052241968,,92520238499# US

+1 312 626 6799 US (Chicago)

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.com/departments/planning/>

The entire meeting of the City Plan Commission will be live streamed on the City's YouTube channel. You will only be able to watch the proceedings: <https://www.youtube.com/@cityofcranston>

CALL TO ORDER

APPROVAL OF MINUTES

(vote taken)

- 2.4.25 City Plan Commission Meeting

JOINT MEETING WITH CITY COUNCIL (PRESENTATION, DISCUSSION, PUBLIC COMMENT)

- Garden Grove Redevelopment of Mulligan's Island

(no vote taken)

Special Pre-Application

AP 15/4, Lot 8

1000 New London Avenue

The owner is Mulligan's Island LLC represented by attorney John O. Mancini. They seek to discuss their redevelopment proposal at the Mulligan's Island property. The proposal will likely require a Comprehensive Plan amendment as well as the creation of a special zoning district. The discussion with the public will serve to inform the future proposal.

Public Comment for this matter shall be allowed pursuant to the rules of the City Council as proscribed on its posted amended agenda.

RETURN TO REGULAR MEETING

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.

AMENDMENT TO SUBDIVISION REGULATIONS PUBLIC HEARING CONT. (vote taken)

- Administrative Subdivision Checklist
- Minor Subdivisions & Minor Land Development Projects Checklist
- Major Subdivisions & Major Land Development Projects Checklist
- Unified Development Review Fees

EXTENSIONS

▪ **“Knights Corner Development”** PUBLIC MEETING (vote taken)

Major Land Development Project- Master Plan, Extension Request: May 2, 2026
Proposal: The redevelopment of the existing church building, and the construction of four (4) large-scale apartment buildings, as well as associated parking, landscaping, and accessory recreational amenities.

Zoning District: C-2

Owner/Applicant: N.E Development Fund, 1 LLC

1388 & 1390 Cranston Street, AP 8, Lots 203 & 2739

▪ **“Cranston Print Works”** PUBLIC MEETING (vote taken)

Major Land Development Project- Master Plan, Extension Request: April 4, 2026
Proposal: The redevelopment of the Historic Cranston Print Works parcel into a mixed-use residential/commercial site with storage and multi-family housing.

Zoning District: M-1 with Conditions Special Redevelopment Area

Owner/Applicant: CPW True Storage, LLC & CPW Apartment, LLC

1381 Cranston Street, AP 8, Lots 195, 1617, 2711

ZONING BOARD OF REVIEW – PLAN COMMISSION RECOMMENDATIONS (votes taken)

JESUS COLON (OWN/APP) has applied to the Board to construct a new single-family dwelling on an under-sized lot previously merged for zoning at **0 Whiting Street**, A.P. 12, lot 2890; area 4,736 sf; zoned A6. Applicants seek relief per Section 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 1/22/2025.

Ward 1

P&P REALTY, LLC and HSM INVESTMENTS, LLC have filed an application to allow a laundromat use in an industrial zone at **1420 Elmwood Avenue**, A.P. 4, lot 2616; area 1.97ac; zoned M2. Applicants seek relief per Section 17.92.010- Variances; Section 17.20.030- Schedule of Uses. Application filed 1/25/2025. John J. Garrahy, Esq.

Ward 3

HEIDY C. PAZ (OWN/APP) has filed an application to request permission to alter a previously granted variance to construct a single-family dwelling on an under-sized lot at **175 Farmington Avenue**, A.P. 8, lot 1022; area 4,500 s.f.; zoned B1. Applicant seeks relief per 17.92.010- Variances; Section 17.20.120- Schedule of Intensity Regulations. Application filed 2/12/22. No attorney.

DIRECTOR’S REPORT

- Location of April and May CPC Meetings.

ADJOURNMENT (vote taken)

Next Meeting | Wednesday, March 5, 2025, 6:00 PM – **Special Meeting on Capital Budget**
City Hall – 3rd Floor, Council Chamber – 869 Park Avenue

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Next Meeting | Tuesday, April 1, 2025, 6:30 PM – **Regular Meeting**
City Hall – 3rd Floor, Council Chamber – 869 Park Avenue

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