



CITY OF CRANSTON
NOTICE OF PUBLIC HEARING
“McDonnell Property”
Minor Subdivision with Zoning Relief
Unified Development Review

You are hereby notified that the Cranston City Plan Commission will meet to review the Preliminary Plan for a proposed Minor Subdivision entitled **“McDonnell Property”**. This public hearing will be held on **Tuesday, October 6, 2026, at 6:30 P.M.**, in the Council Chambers, Cranston City Hall, 869 Park Avenue, Cranston, Rhode Island. You are invited to attend this public hearing at which time plans will be presented for public comment and City Plan Commission consideration.

In accordance with the provisions of RIGL §45-23-50.1 and §45-24-46.4 (Unified Development Plan Review), the City Plan Commission will consider and vote upon any requested zoning relief in lieu of the Zoning Board of Review for subdivisions and land development projects. The Proposal requires relief from provisions of the Zoning Ordinance including Chapter 17.20.120 – Schedule of Intensity Regulation relating to the street frontage requirement of 80 feet.

The subject parcel is located at 32 Hoffman Avenue, Lot No. 169 on Assessor’s Plat No. 16 and contains approximately 16,120 sq. ft +/- . The owners and applicants are Angela and Kyle McDonnell and Michael and Sandra Bert. The proposal seeks to subdivide the existing lot into two lots which will contain 8,000 sq. ft. and 8,120 sq. ft. One lot will front on Hoffman Avenue, and the other lot will front on Melody Lane. Each lot will have 75 feet +/- of street frontage. The existing dwelling will be removed. The subject parcels are zoned A-8 Single-Family Residential. The proposed single-family dwellings are a use allowed by right within the Cranston Zoning Code, subject to the dimensional zoning relief sought. The lots will be serviced by public sewers and water.

The full Site Plan, staff reports, and the Zoom link for remote participation on this application will be posted to the City’s website and can be found on the City Planning Department’s webpage at <https://www.cranstonri.com/departments/planning/>. The 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 on YouTube: <https://www.youtube.com/@cityofcranston>. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3136 for access to meeting materials. The application may be reviewed prior to the meeting in the City Planning Department, Room 309, Cranston City Hall, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday.

Pursuant to the Cranston Subdivision and Land Development Regulations, the proposed plan may be revised by the City Plan Commission because of further study or because of views expressed at this meeting. Individuals requesting interpreter services for the hearing impaired should contact the Planning Department at 780-3136, seventy-two (72) hours prior to the meeting date.

Steven Frias
President

Beth E. Ashman, MCP, AICP
Planning Director
