

CITY PLANNING DEPARTMENT



Memorandum – Unified Development Review

To: City Plan Commission
From: Brianna Valcourt, M.Arch | Senior Planner
Date: June 22, 2026
RE: Replat Oaklawn Plat Lots 86, 87 & 88: 21 Turner Avenue – A.P. 18/4, Lots 486, 489 & 490
Minor Subdivision with Dimensional Variance – Unified Development Review

Owner/Applicant: Richard A Cardello Trustee
Location: 21 Turner Avenue
Zoning: A-6 – Single Family Residential (6,000 sq. ft.)
FLUM Designation: Single Family Residential 7.26 to 3.63 Units Per Acre
Neighborhood: Oak Lawn/Brookfield
Certified Complete: June 9, 2026
Decision Due: September 7, 2026

I. Proposal

The Proposal is to subdivide the three (3) existing lots into two (2) lots, for the existing single-family dwelling to remain on "Parcel A" and construct a new single-family dwelling on "Parcel B". The proposal is to reconfigure a total of 14,000 sq. ft., for the existing dwelling to remain on 8,000 sq. ft. and the new dwelling to contain 6,000 sq. ft.

- o Existing
 - Lot 486: 4,000 sq. ft.
 - Lot 489: 5,000 sq. ft.
 - Lot 490: 5,000 sq. ft.

- o Proposed
 - Parcel A: 8,000 sq. ft.
 - Parcel B: 6,000 sq. ft.

Required relief includes relief from provisions of the Zoning Ordinance including §17.20.120 – *Schedule of Intensity Regulations*:

Parcel A: Existing Dwelling

- o Minimum Side Setback
 - Required: 8 ft.
 - Proposed: 4.3 ft.
 - **Relief Requested: 3.7 ft.**

Parcel B: Proposed Dwelling

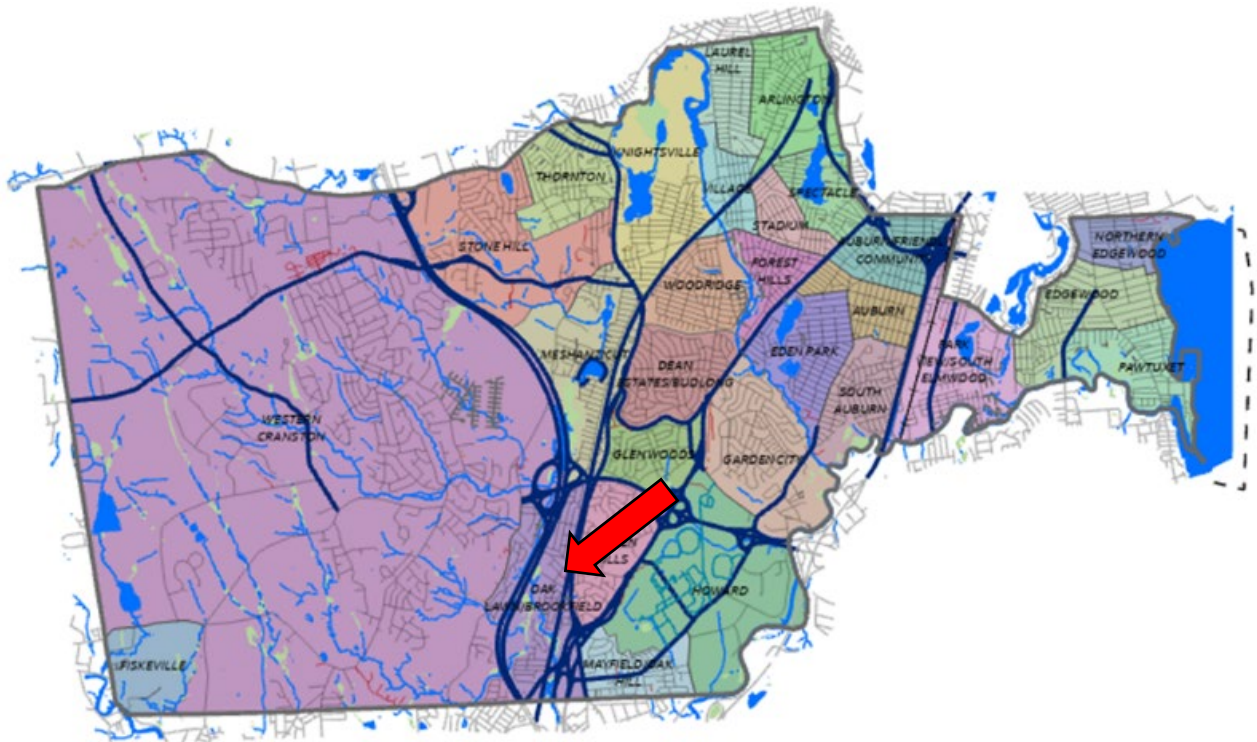
- o No relief needed.

II. Surrounding Land Use & Context

Analysis using the Cranston Geographic Information System and the FEMA Flood Map Service Center indicates that:

1. The subject property is located along the easterly line of Turner Avenue between Searle Avenue and Olive Avenue.
2. The surrounding area is majorly A-12 and A-8 residential lots; surrounded by a large amount of municipal school land.
3. Development in the area consists primarily of Single-Family Residential.
4. The A-6 development surrounding Turner Ave has a high presence of residential dwellings with unique structures and nonconforming setbacks.
5. The subject property is unique in having a surplus of land and frontage, enough to yield proper access to a new dwelling.
6. Public utilities including water and sewer are available at this proposed development.
7. The subject property is outside of any regulated resource areas under jurisdiction of the Rhode Island Department of Environmental Management, (RIDEM).
8. The subject property is outside of any identified historic / cultural districts under the jurisdiction of the Local Historic District Commission, State Historical Preservation Commission, State, or National Registers of Historic Places.
9. The subject property is identified as "Zone X – Area of Minimal Flood Hazard" on FEMA Flood Map Panel 44007C0426H, and outside of any regulated floodplain or flood hazard districts, effective October 2, 2015.

LOCATION MAP



ZONING MAP



FUTURE LAND USE DESIGNATION MAP



STREET VIEWS



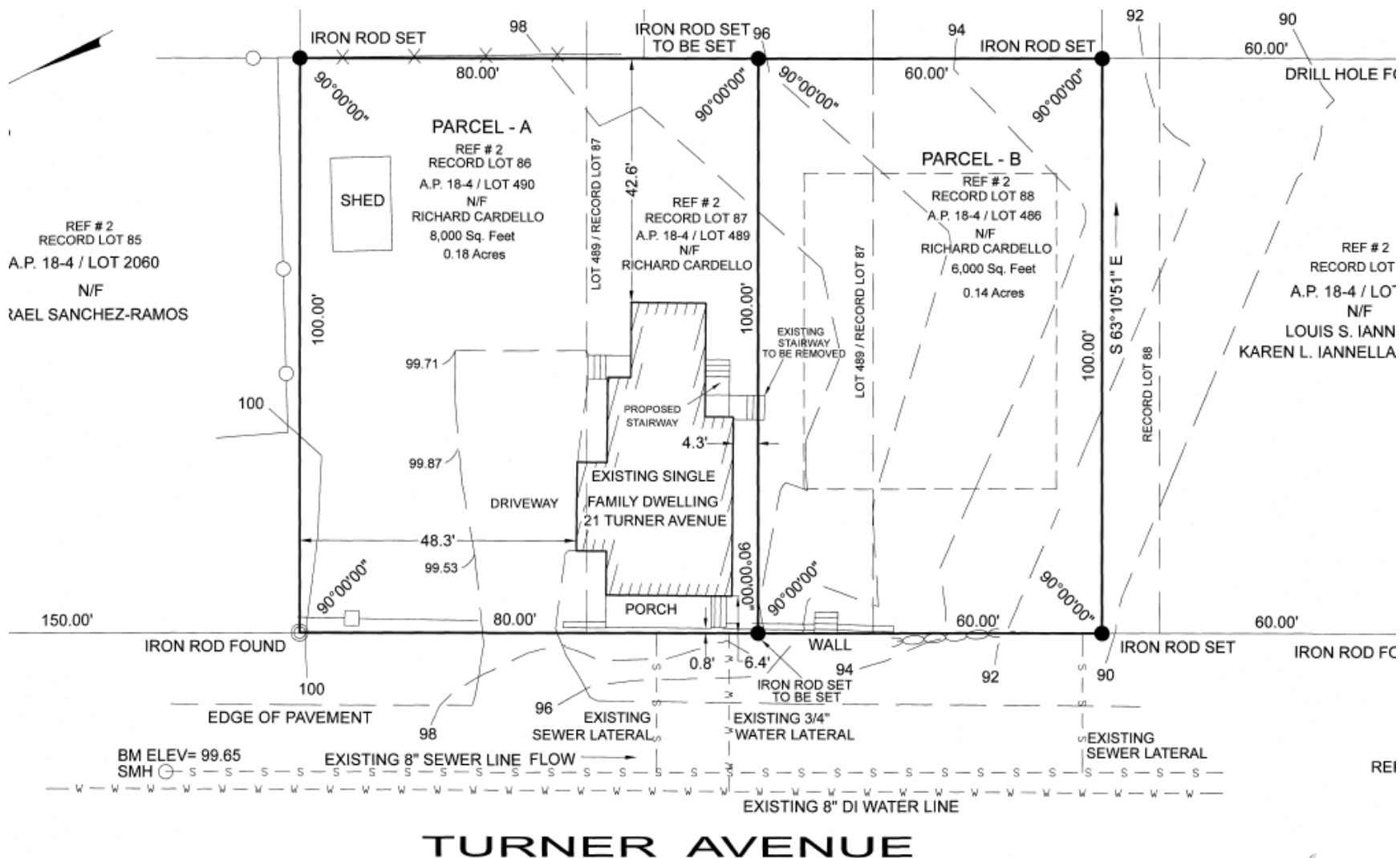
View towards proposed 6,000 sq. ft. Parcel B at 0 Turner Ave (Google 2025)



View of Single-family home at 21 Turner Ave (Google 2025)

PROPOSED CONDITIONS: SITE PLAN

Image cropped and zoomed, full site plan posted online in Application Materials



III. Requested Waivers

None

IV. Public Comment

None.

V. Municipal Review

Pursuant to RIGL §45-23-37, these Plans and submitted documents were distributed for comment to the following agencies.

1. Department of Public Works
 - a. Engineering Division: No comments provided.
 - b. Traffic Safety Division: No comments provided.
 - c. Sewer Division: No comments provided.
2. Department of Building Inspection & Zoning Enforcement: Building Official: Mr. Stanley Pikul: no comments provided.
3. Fire Department: Mr. Armand Niquette, Fire Marshal: no comments provided.

VI. Planning Analysis

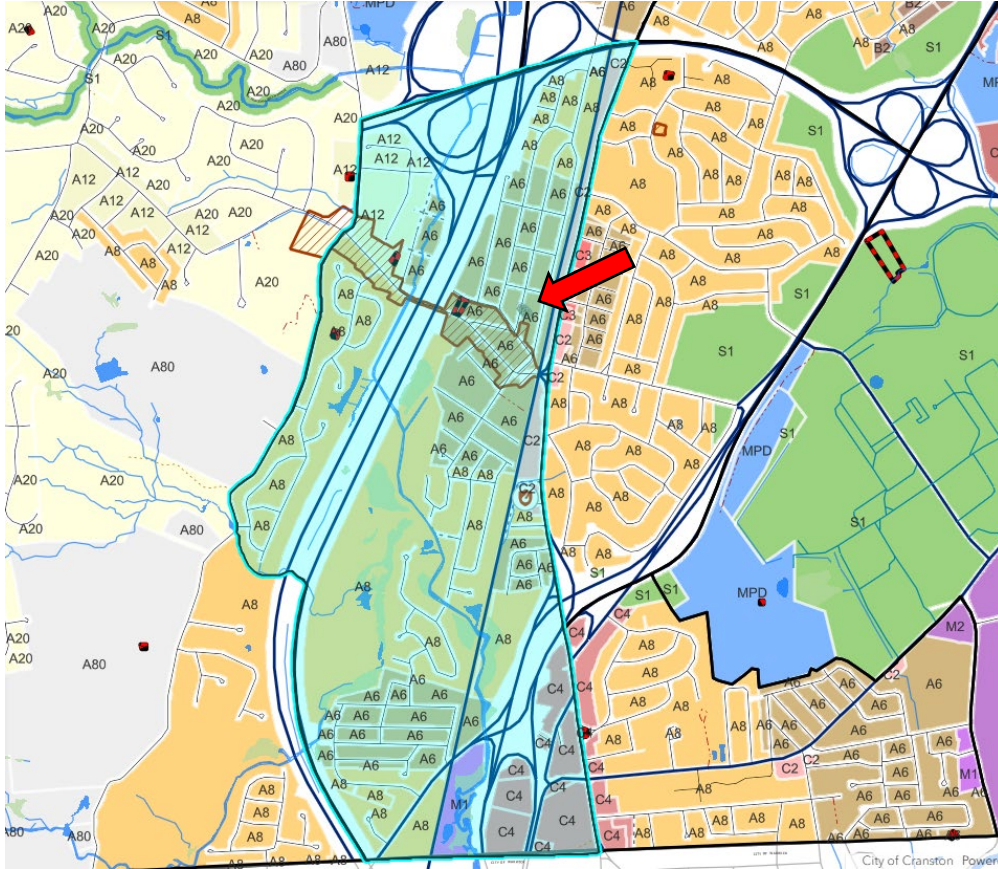
Consistency with the Comprehensive Plan

- o Per the Comprehensive Plan, the A-6 zoning district is an appropriate zoning classification for the proposed use of single-family residential units.
- o The proposed density is consistent with the Future Land Use Map (FLUM) designation of Single Family Residential 7.26 to 3.63 Units Per Acre.
 - o The subject lot's existing density (2.17 U/a) is within the density prescription of the FLUM.
 - o The subject lot's proposed density (4.35 U/a) is above the density prescription of the FLUM.
- o The proposal is consistent with the following Goals Policies, and Actions of the 2024 Comprehensive Plan.
 - o **Goal LU-6**: Protect and stabilize existing residential neighborhoods.
 - o **Policy LU-18**: Preserve the existing density of established neighborhoods.
 - o **Goal H-2**: Permit a variety of residential development types to achieve multiple community objectives.
 - o **Policy H-1**: Maintain zoning densities that reflect planned municipal service levels and natural resource constraints.
 - o **Policy H-3**: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
 - o **Policy H-6**: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

Consistency with the Surrounding Area

- o The proposal does not impose undue nuisances and is not out of character beyond any other uses on this site or within the surrounding area.
 - o The Oak Lawn/Brookfield neighborhood is majorly A-8 and A-6 zoned parcels with a lesser number of parcels zoned A-12.
 - o This proposal conforms with the use and density of the A-6 zone in which it is located.
 - o The housing composition of A-6 zoned parcels in the Oak Lawn/Brookfield neighborhood is dominated by single-family structures.
 - o The surrounding area has a higher density than the proposed development.
 - o The density within the 200' Radius density is 7.43 U/a.
 - o The Neighborhood Zone density is 5.28 U/a.

NEIGHBORHOOD MAP: OAK LAWN/BROOKFIELD



VII. Additional Matters

The following matter pertains to **Building Permit**, which follows the approval of final plan:

- Any new development must comply with the following regulations:
 - The Code of The City of Cranston: Stormwater ordinance – “Water Discharge II”
 - § 12.04.120 Discharges to city streets: No private property owner within the city shall discharge water onto a public roadway, directly and/or indirectly so as to create a health safety and/or welfare concern, including but not limited to a road hazard for motorists and persons utilizing the roadway and/or causes damage to the roadway and/or adjoining fixtures. Person(s) violating any of the provisions of this section must correct said violation(s) or provide a suitable plan of action for remediation subject to the approval of the public works director within five days of receiving notice from the director of public works or his or her designee. Failure to comply with said notice will result in a seventy-five dollar (\$75.00) fine each day the violation(s) remains uncorrected. In addition, the director of public works may, at any time use whatever means is necessary to stop said discharge of water when he or she deems it necessary for the public health, safety and welfare. The director of public works may also charge the property owner for any damages to the infrastructure and for any costs incurred by the department to address safety issues created by the discharge. (Ord. 04-42 § 1; Ord. 06-24 § 1)
 - New developments can mitigate the existing flooding by providing on-site stormwater management that deters additional water runoff.
 - New developments are encouraged to control stormwater on-site to prevent increase in net runoff from before construction to after construction. On-site stormwater management could

be accomplished with underground infiltration techniques, as an example. It's important to note that during flash flooding events any onsite mitigation will likely become overwhelmed, and the subsequent overflow will contribute stormwater to the public roadway.

VIII. Findings of Fact:

An orderly, thorough, and expeditious staff review of this Preliminary Plan has been conducted. Property owners within a 400' radius have been notified via first class mail and the meeting agenda has been properly posted.

A. Unified Development Review

Staff Note: RIGL § 45-24-41.(d)(2) is not listed as a finding of fact as it cannot be used to deny requests for dimensional relief for projects being reviewed under Unified Development Review. This is due to the signing of HB5794B / S1086Aaa on June 27, 2025 which amended RIGL § 45-24-46.4.

Staff has reviewed this Preliminary Plan application for conformance and consistency with the required Findings of Fact in accordance with RIGL §§ 45-23-50.1, 45-24-41 and 45-24-46.4, as well as Section VII of the Subdivision & Land Development Regulations and finds as follows:

RIGL § 45-24-41. General provisions – variances. (d)(1) states, “That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);”

- o The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area because:
 - o While the proposed lot area does not conform to the side setback minimum requirement, the location of the existing home makes the relief for a side setback necessary in order to yield a conforming 6,000 SF lot.
 - o This proposal aligns with the character of setbacks, building footprint and individuality that make this historical neighborhood unique.
 - o The subject lot is unique in having adequate frontage and land area for a subdivision conforming with the A-6 zone.

RIGL § 45-24-41. General provisions – variances. (d)(3) states, “That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.”

- o The proposed single-family use and 4.35 Unit Per Acre density are consistent with the Future Land Use Map designation “Single Family Residential 7.26 to 3.63 Units Per Acre.”
- o The proposed single-family use and conforming density of 4.35 U/a matches the existing uses and density of the surrounding area.

RIGL § 45-24-41. General provisions – variances. (e)(2) states, “In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief. The zoning board of review, or, where unified development review is enabled pursuant to § 45-24-46.4, the planning board or commission has the power to grant dimensional variances where the use is permitted by special-use permit.”

- o By seeking this variance, the proposal requests closer conformity with the schedule of intensities of the A-6 zone. Of the three subject lots, two of the lots are considered merged for zoning purposes for the existing single-family home and one of the lots is vacant residential buildable lot. The buildable lot is 4,000 SF, but this proposal seeks to make the developable lot more conforming by increasing its land area to the size required by the zone, 6,000 SF.

B. Subdivision & Land Development Review

Staff has reviewed this Preliminary Plan application for conformance and consistency with the required Findings of Fact in accordance with RIGL § 45-23-60 as well as the Subdivision & 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 plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

- o The proposed single-family use and 4.33 Unit Per Acre density are generally consistent with the Future Land Use Map designation “Single Family Residential 3.63 to 1 Units Per Acre.”
- o The proposal mirrors the existing uses, density, and character of development in the Thornton neighborhood, and therefore is consistent with the following Goals and Policies:
 - o Goal LU-6
 - o Policy LU-18
 - o Goal H-2
 - o Policy H-1
 - o Policy H-3
 - o Policy H-6

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.”

- The Proposal requires and seeks dimensional zoning relief for which if granted, will establish compliance with the Zoning Ordinance.

*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.”*

- This finding pertains to the final plan, but no significant negative environmental impacts from the proposed development are predicted because:
 - o The location of a new single-family home on this parcel creates a new residential unit with minimal environmental impacts and where it can utilize existing urban infrastructure.
 - o The Proposal will be subject to all state and local regulations pertaining to environmental impacts and wetlands including the municipal requirement for no additional net stormwater discharge onto public streets.
 - o RIDEM’s 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.”

- The Proposal 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.

- The proposed lot would become a buildable lot where construction for single-family residential use is permitted on the site without physical constraints to development or regulations.

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.”

- The proposed new lot will have adequate permanent physical access to an improved public city street, Turner Avenue.
- The Proposal provides for safe and adequate local circulation for vehicular traffic.

IX. Recommendations – Minor Subdivision with Variances

Staff finds this Proposal consistent with the Comprehensive Plan, the Zoning Ordinance, and the standards for required Findings of Fact set forth in RIGL § 45-24-41, RIGL § 45-23-60 and Section III(L) of the Subdivision & Land Development Regulations. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and **APPROVE** the Unified Development Review of this subdivision with the following variances.

1. **Parcel A**, with the existing single-family house, will be granted zoning relief to have a minimum side yard setback of 3.7 feet where 8 feet is required.

X. Recommended Conditions of Approval

Approval of the variance(s) shall be conditioned on approval of the Final Plan of the minor subdivision as required by RIGL § 45-23-50.1 (b)(1).

The Final Plan submittal shall be subject to the following:

1. Payment of the Eastern Cranston Capital Facilities Development Impact Fee of \$593.46.

Respectfully Submitted,

Brianna L. Valcourt

Brianna Valcourt, M'Arch
Senior Planner / Administrative Officer

Cc: City Planning Director
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