

Kenneth J. Hopkins
Mayor

Jason M. Pezzullo, AICP
Committee Chairman
Director of Planning



John Ireland
Fire Department

Dave Rodio
Building Official

Nicholas Capezza
Engineering Division

Stephen Mulcahy
Traffic Safety Division

DEVELOPMENT PLAN REVIEW COMMITTEE

Cranston City Hall
869 Park Avenue, Cranston, Rhode Island 02910

April 11, 2022

NOTICE OF PUBLIC MEETING
CRANSTON CITY HALL – 3RD FLOOR COUNCIL CHAMBER
WEDNESDAY, April 20, 2020
9:00 A.M.

Dear Property Owner:

You are hereby notified that on Wednesday, April 20, 2022, at 9:00 A.M., the Cranston Development Plan Review Committee will hold an in-person meeting to review a **Development Plan Review preliminary plan application** from Sprague Covington, LLC (owner/applicant) for a project entitled “**Sprague Covington Plat**”. The subject parcel is located at 1369 Park Avenue, further identified as Assessor’s Plat 11, Lots 273 and 4062. The entire parcel is 0.81 +/- acres. This site is currently vacant except for a billboard.

The applicant proposes to merge the 2 lots into 1 lot, while developing the site with 8 housing units along with associated parking facilities and landscaping. See proposed site plan on the back of this page. The housing units will be serviced by public water and sewer. The applicant recently received approval for a zone change to allow for up to 8 dwelling units on the property. The proposal is consistent with current zoning allowances on the property.

In coordination with this Development Plan Review application, the applicant has also submitted: 1) a Major Land Development Application to be heard by the City Plan Commission, which will require a separate decision, public meeting, and abutter notice.

As a property owner within the initial 200’ notification area, you are invited to attend this Development Plan Review Committee meeting. In advance of this meeting, you may view the project plans in the Planning Office, Room 309, at the Cranston City Hall during regular office hours, 8:30 A.M. to 4:30 P.M.

Sincerely,

Jason M. Pezzullo, MPA, MCP, AICP
DPRC Chairman / Planning Director / Administrative Officer

PARK AVENUE
STREET INDEX

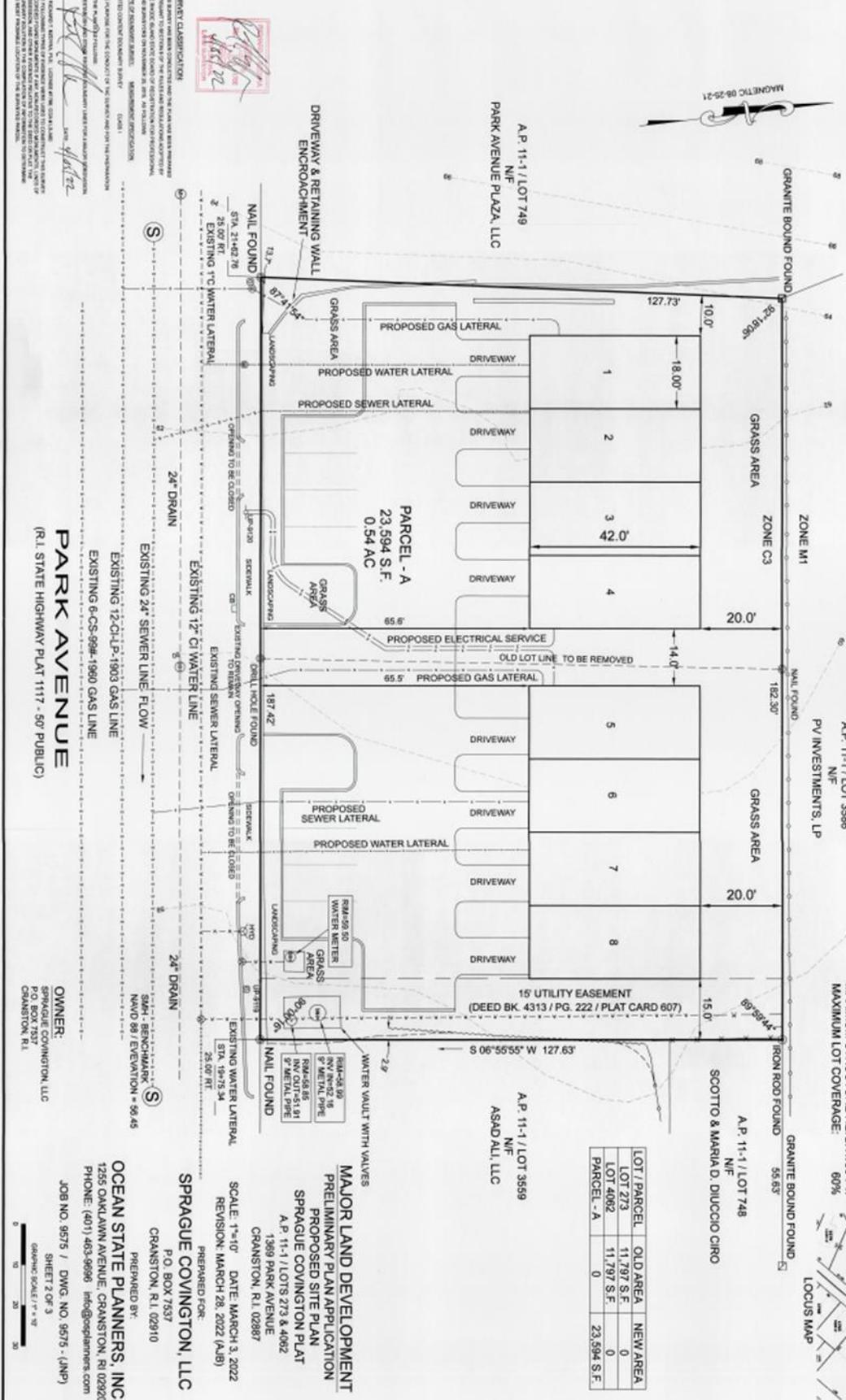
- REFERENCE:**
1. DEED BK. 6884 / PG. 112
 2. PLANNING COMMISSION SURVEY A.P. 11-1, LOTS 276 & 402, 1389 PARK AVENUE GRANSTON, R.I.
 3. PREPARED FOR: MR. DAVID BICCI, 09-21-12, CORRIGAN ENGINEERING, INC.
 4. ZONING DECISION BK. 6345 PG. 315
 5. ZONING DECISION BK. 6345 PG. 315
 6. GRANSTON CITY PLAN COMMISSION DECISION LETTER: MASTER PLAN APPROVAL - 19821

- NOTE:**
1. SEAMA MAP ADJUSTMENT / 10/20/2015 / ZONE X
 2. DESCRIPTION FROM THE SOIL SURVEY OF R.I. LOCUMENTS URBAN LAND COMPLEX

ZONING DISTRICT C-2

MINIMUM LOT AREA: 6,000 S.F.
MINIMUM LOT FRONTAGE: 60 FT.
MINIMUM SETBACKS: FRONT: 25 FT.
SIDE: 8 FT.
REAR: 20 FT.
MAXIMUM STRUCTURE HEIGHT: 30 FT.
MAXIMUM LOT COVERAGE: 80%

LOT / PARCEL	OLD AREA	NEW AREA
LOT 273	11,797 S.F.	0
LOT 402	11,797 S.F.	0
PARCEL - A	0	23,594 S.F.



PROPERTY CLASSIFICATION

THE SUBJECT HAS BEEN CONSIDERED AND THE DATA HAS BEEN REVIEWED
PREPARED BY: SPRAGUE COVINGTON, LLC
DATE: MARCH 3, 2022
REVISION: MARCH 28, 2022 (A,B)

OWNER:
SPRAGUE COVINGTON, LLC
P.O. BOX 7537
GRANSTON, R.I.

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKKAMM AVENUE, GRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9575 / DWG. NO. 9575 - (JMP)
SHEET 2 OF 3
GRAPHIC SCALE: 1" = 40'

SCALE: 1" = 10'
DATE: MARCH 3, 2022
REVISION: MARCH 28, 2022 (A,B)

MAJOR LAND DEVELOPMENT
PRELIMINARY PLAN APPLICATION
PROPOSED SITE PLAN
SPRAGUE COVINGTON PLAT
A.P. 11-1, LOTS 273 & 402
1389 PARK AVENUE
GRANSTON, R.I. 02887

OWNER:
SPRAGUE COVINGTON, LLC
P.O. BOX 7537
GRANSTON, R.I.

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