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Hon. Kenneth J. Hopkins
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Justin Mateus P.E.
Thomas Zidelis

CITY PLAN COMMISSION

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

January 10, 2024

Owner / Applicant:
West Bay, LLC | Carpionato Properties, Inc. | Alfred Carpionato Estate
1414 Atwood Avenue
Johnston, RI 02919

DECISION LETTER
"Champlin Hills" (now known as Meridian Point – Phase I)
Preliminary Plan – Major Amendment
Scituate Avenue
AP 20/2, Lots 2112, 2116 | AP 20/4, Lot 2117

Dear Owner/Applicant,

On May 2, 2023, the City Plan Commission reviewed your Preliminary Plan – Major Amendment submittal for the above referenced Major Land Development Project for conformance with the required standards set forth in RIGL § 45-23-60, as well as the City of Cranston's Subdivision & Land Development Regulations.

Upon motion made by Mr. Mateus and seconded by Mr. Frias, the City Plan Commission unanimously voted (7-0) to adopt the Findings of Fact denoted below and ***approve*** this Preliminary Plan – Major Amendment Application, subject to the conditions following the Findings of Fact below:

Findings of Fact:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, "The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies."

1. The Proposal is consistent with the City of Cranston Comprehensive Plan Future Land Use Map (FLUM) designation of "Residential – Less than 10.39 Units Per Acre" because the Application meets the density requirement that is allowed by this FLUM designation.

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."

2. The Proposal is consistent with the B-2 multi-family zoning district. Under the existing zoning, the Applicant has the right to develop 91.8 units where 90 units are proposed. The Proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code.

*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." (emphasis added)*

3. There will be no significant negative environmental impacts from the Proposal as shown on the Preliminary Plan and the RIDEM has granted all required permits.

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

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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."

4. 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.

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."

5. The property in question has adequate permanent physical access on Scituate Avenue, an improved public (State) roadway located within the City of Cranston. The Applicant has received the required RIDOT Physical Alteration Permit to access this roadway with addition traffic.

Conditions of Approval:

1. The Applicant shall obtain all necessary relief from the ZBR prior to Final Plan recording.

2. 15% of the fully-realized (Champlin Hills and Champlin Heights) project's total residential units will be deemed affordable under Rhode Island state law for a period of no less than thirty (30) years.

3. All thirty-seven (37) affordable units shall be located within Champlin Heights (now known as Meridian Point – Phase II).

If you have any questions, please do not hesitate to contact me at (401) 780-3137.

Respectfully,

Kenneth R. Kirkland, MPA, MRP, AICP
Asst. City Planning Director / Administrative Officer

Cc: Applicant Representative (Moses Ryan Ltd.)
(401) 453-3600 | tazar@marlawri.com