

THE CITY OF CRANSTON

**ORDINANCE OF THE CITY COUNCIL**

**IN AMENDMENT OF THE 2010 COMPREHENSIVE PLAN FOR THE CITY OF  
CRANSTON, AS AMENDED 2012  
(661 Park Project)**

No.

*Passed:*

Christopher G. Paplauskas, Council President

*Approved:*

Kenneth J. Hopkins, Mayor

*It is ordained by the City Council of the City of Cranston as follows:*

**SECTION 1:** The Cranston 2010 Comprehensive Plan, as adopted by the City Council on September 24, 2012 and endorsed by the Mayor on September 25, 2012, as amended, is hereby further amended:

1. FUTURE LAND USE PLAN 2012:

Change the property located at 661 Park Avenue, 217 Doric Avenue and 0 Doric Avenue, and more particularly described and designated as Tax Assessor’s Plat 3-3, Lot(s) 289, 291, 1695 and 1696, from the present designation of ‘Neighborhood Commercial / Services’ to **‘Mixed Plan Development.’**

2. LAND USE ELEMENT, Part II. Current Conditions and Issue

“*Commercial Development Opportunities on Built and Vacant Land*” (page 32) is hereby further amended by incorporating the following language addition being bolded and underlined.

“*There are several key parcels and properties throughout Cranston that can accommodate further development. The development of these properties could offer multiple benefits that include improved access, significant property upgrades, and the potential to improve the surrounding area. Properties include the former trolley barn site on Cranston Street near Route 10, the Armed Forces Reserve Center at Fields Point that is currently planned for*

43 *closure under the federal Base Realignment and Closure process (see discussion below),*  
44 **the Legion Bowl / Pub on Park site at the intersection of Park Avenue and Doric Avenue,**  
45 *and several parcels in the Pastore Center. In addition, there are parts of the former Ciba-*  
46 *Geigy property, which could provide commercial and industrial opportunities. The*  
47 *development potential is explained in the recommendations section for these areas.”*

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49 3. LAND USE ELEMENT, Part III. Strategies and Actions

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51 *“Key Development Parcels” (page 36) is hereby further amended by incorporating the*  
52 *following language addition being bolded and underlined.*

53 *“Focus efforts on a few key redevelopment sites by encouraging smart growth, increasing*  
54 *the value and job potential from each site, and increasing the mix and density of uses.”*

55 *“Potential locations for development that could initiate other improvements and economic*  
56 *development in the City include the Wellington/Elmwood Avenues area, intersection of*  
57 *Phenix and Route 37, **the Legion Bowl / Pub on Park site at the intersection of Park***  
58 ***Avenue and Doric Avenue,** and Pippin Orchard Road and the Scituate Avenue*  
59 *intersection, and the Cranston Printworks.”*

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62 **SECTION 2:** This Ordinance shall take effect upon its final adoption.  
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65 Positive Endorsement: Negative Endorsement: (Attach reasons)

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67 \_\_\_\_\_  
68 City Solicitor Date City Solicitor Date

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70 Sponsored by Mayor Hopkins

71 Referred to Ordinance Committee June 16, 2022



CITY OF CRANSTON

APPLICATION FOR AMENDMENT TO THE COMPREHENSIVE PLAN

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The following is an application for an amendment to the 2010 Comprehensive Plan

Property location (# and Street Address) 661 Park Avenue, 271 Doric Avenue, and 0 Doric Avenue, Cranston, RI 02910

Assessor's Plat no. 3-3 Assessor's Lot no. 289, 291, 1695, 1696

Property Owner(s) name: Legion Development, Inc.

Property Owner address: 661 Park Avenue  
Cranston, RI 02910

Contact information: Phone 785-9595 e-mail legionbowl@gmail.com

Current Land Use Designation Neighborhood commercial and services

Proposed Land Use Designation Mixed Planned Development

Property to be used for: Mixture of commercial and retail

John DiBona, Esq.  
Contact information: Phone 401-943-6655 e-mail jdibona@dibonalawri.com

Legion Development, Inc.

Owner By: Marshall D'Ambrosio, President Owner  
Legion Development, Inc.

Applicant (if other than owner) \_\_\_\_\_ Applicant (if other than owner) \_\_\_\_\_

Application filed by: John S. DiBona, Esq. Date: 4-11-22

Applicant contact: Phone 401-943-6655 E-mail jdibona@dibonalawri.com

Note: Application must be reviewed and approved by the Planning Department prior to filing with the Clerk's office and must include site plan and a copy of the City's plat map.

Planning Dept  
*[Signature]* 4-11-22