

THE CITY OF CRANSTON

ORDINANCE OF THE CITY COUNCIL

IN AMENDMENT OF CHAPTER 17.84 OF THE CODE OF THE CITY OF
CRANSTON, 2005, ENTITLED "ZONING" (CHANGE OF ZONE - 661 Park Project)

No.

Passed:

Christopher G. Paplauskas, Council President

Approved:

Kenneth J. Hopkins, Mayor

Preamble: *There are instances where successful redevelopment necessitates land use flexibility. Amending the C-3 zoning district to allow more site appropriate uses, density, off-street parking, and building height, with due consideration given to the abutting residential neighborhood, can assist the City of Cranston in furthering its goals and objectives as expressed in the Comprehensive Plan. The subject property will undergo extensive reinvestment, provide much needed housing, and may catalyze further redevelopment in this area of the city.*

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

SECTION 1: That the Zoning Map accompanying and made a part of Chapter 17 of the Code of the City of Cranston, Rhode Island, 2005, entitled "Zoning", as adopted December 1, 2016, Ordinance No. 2016-39, as amended, is hereby further amended by deleting therefrom the following:

By deleting from a C-3 Zoning District, Lot 289, Zoning Plat 3/3, located at 0 Doric Avenue, on the Westerly side of Doric Avenue between Park Avenue and Pond Street.

By deleting from a C-3 Zoning District, Lot 291, Zoning Plat 3/3, located at 271 Doric Avenue, on the Westerly side of Doric Avenue between Park Avenue and Pond Street.

By deleting from a C-3 Zoning District, Lot 1695, Zoning Plat 3/3, located at 661 Park Avenue, on the Northerly side of Park Avenue between Woodbine Street and Doric Avenue.

By deleting from a C-3 Zoning District, Lot 1696, Zoning Plat 3/3, located at 661 Park Avenue, on the Northerly side of Park Avenue between Woodbine Street and Doric Avenue.

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And by adding thereto the following:

C-3 Zoning District with Conditions, Lot 289, Zoning Plat 3/3, located at 0 Doric Avenue, on the Westerly side of Doric Avenue between Park Avenue and Pond Street.

C-3 Zoning District with Conditions, Lot 291, Zoning Plat 3/3, located at 271 Doric Avenue, on the Westerly side of Doric Avenue between Park Avenue and Pond Street.

C-3 Zoning District with conditions, Lot 1695, Zoning Plat 3/3, located at 661 Park Avenue, on the Northerly side of Park Avenue between Woodbine Street and Doric Avenue.

C-3 Zoning District with Conditions, Lot 1696, Zoning Plat 3/3, located at 661 Park Avenue, on the Northerly side of Park Avenue between Woodbine Street and Doric Avenue.

Referenced 'Conditions' include:

1. Permissible uses.

- a. The primary building shall contain a mix of commercial land and residential uses. Commercial uses shall be located at the street-level abutting Park Avenue (with the exception of accessory commercial usage on the rooftop, provided that it does not exceed 50% of the rooftop area) and will be limited to a maximum 25% of the overall square footage of the building. For the purposes of this ordinance, an Assisted Living use would be considered as a residential use.
- b. All uses shall be allowed by right, allowed by a special permit, or not allow consistent with the C-3 Zoning District pursuant to Section 17.20.030 'Schedule of Uses - Table of Principal Use' with the following exceptions:

Dormitory	N
Multifamily	Y
Assisted Living	S
Educational Institution-preschool, primary, secondary, charter	N
Nursing Home	S
Marina	N
Yacht Club	N
Animal Daycare	Y
Car Wash/detailing	N
Catering Service	N
Cash Checking Facility	N
Commercial Off-Street Parking	N
Fuel Station Full Service	N
Fuel station minimart	N

Funeral Home	N
Garden Center	N
Kiosk, freestanding exterior	N
Loft space (live/work)	Y
Motel, hotel	N
Motor vehicle repair and service establishment light	N
Outdoor retail	N
Retail sale large scale	N
Supermarket	N
Tavern/neighborhood bar	Y*
Veterinarian hospital or clinic	Y
Data processing facility	N
Upholstering shop	N

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The symbols have the following meanings:

Y = use allowed by right

S = use allowed by special permit

N = use not allowed

* = Music and entertainment shall be allowed

2. **Density.** A maximum of seventy-five (75) dwelling units shall be permitted. Units with two bedrooms shall not exceed 25% of the total number of units. Units shall not contain more than two bedrooms. Lot area requirements prescribed by Code Section 17.20.090 *Specific Requirements* shall not apply.
3. **Affordable Housing.** A minimum provision of fifteen percent (15%) of the overall residential units shall be deemed affordable according to Rhode Island Housing for 99 years.
4. **Off-street parking.** Off-street parking shall be required at a ratio of 1.25 spaces per dwelling unit. Commercial uses shall not require additional off-street parking.
5. **Building Height.** The maximum building height shall be four (4) stories and fifty-feet (50') with the addition of ten-feet (10') to accommodate rooftop improvements (mechanicals) and other amenities (rooftop kitchen, accessory dining for commercial or residential components, etc.).

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SECTION 2: This Ordinance shall take effect upon its final adoption.

110 Positive Endorsement: Negative Endorsement: (Attach reasons)

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112 _____
113 City Solicitor Date City Solicitor Date

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115 Sponsored by Mayor Hopkins

116 Referred to Ordinance Committee June 16, 2022

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CRANSTON
CITY CLERK

CITY OF CRANSTON
DEPARTMENT OF RECORDS - CITY CLERK'S OFFICE

APPLICATION FOR CHANGE OF ZONE

Name(s) and address(es) of owner(s) of property Legion Development, Inc.
661 Park Avenue
Cranston, RI 02910

Zoning Plat Number 3-3 Lot No.(s)* 289, 291, 1695, 1696

Street Address or Location on Street 661 Park Avenue, 271 Doric Avenue, and
0 Doric Avenue, Cranston, RI 02910
Cranston, RI 02910

*If only a portion of a lot, attach a full metes and bounds description.

Present Zoning: C-3

Zoning Requested: C-3 with conditions

Property to be used for: mixed use development

Date: 4/11/22 Legion Development, Inc.
Marshall D'Ambrosio
Owner By: Marshall D'Ambrosio, President

Owner
Marshall D'Ambrosio
Applicant By: Marshall D'Ambrosio, President

Applicant

Planning Dept
John Brown
4-11-22

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MADISON

CITY OF MADISON
MADISON, WISCONSIN

MEMORANDUM FOR THE CITY CLERK

TO: CITY CLERK

FROM: [Illegible]

SUBJECT: [Illegible]

APR 11 1954

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