

## THE CITY OF CRANSTON

**ORDINANCE OF THE CITY COUNCIL**  
**IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF**  
**CRANSTON, 2005, ENTITLED "ZONING"**  
**(CHANGE OF ZONE-NEW LONDON AVE)**

*No.**Passed:*

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**Michael J Farina, Council President***Approved:*

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**Allan W. Fung, Mayor**

*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, 1970, entitled "Zoning", as adopted November 28, 1994, effective December 31, 1994 (the "Zoning Map"), currently designates that certain property located on New London Avenue and known as Assessor's Plat 15-1, Lot 9 and Assessor's Plat 15-4, Lots 8 and 1706 (the "Property") as zoned Mixed-Use Planned District (MPD).

**SECTION 2.** The existing MPD zoning designation for the Property is governed, in part, by a Narrative Outline, Statement of Purpose and a Final Overall District Plan.

**SECTION 3.** The Zoning Map with respect to the Property is hereby amended by incorporating herein and approving major revisions to the Narrative Outline, Statement of Purpose and Final Overall District Plan, such that the Narrative Outline and Statement of Purpose is amended and restated as set forth on Exhibit A hereto, and the Final Overall District Plan is amended and restated as set forth on Exhibit B hereto.

**SECTION 4.** This Ordinance shall take effect upon its final adoption.

Positive Endorsement

Negative Endorsement (attach reasons)

\_\_\_\_\_  
City Solicitor                      Date

\_\_\_\_\_  
City Solicitor                      Date

Petition filed by: Coastal Partners LLC, Mulligan's Island LLC and State of Rhode Island

Referred to Ordinance Committee September 17, 2020

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

RECEIVED  
JUL 17 AM 11:44  
CRANSTON  
CITY CLERK

APPLICATION FOR CHANGE OF ZONE

Name(s) and address(es) of owner(s) of property      See attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Assessor's  
~~Zoning~~ Plat Number

15-1      9  
15-4      Lot No.(s)\*      8, 1706

Street Address or  
Location on Street

1000 New London Avenue  
\_\_\_\_\_  
\_\_\_\_\_

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

Present Zoning:

MPD - Mixed use planned district

Zoning Requested:

MPD - Mixed use planned district - Major alteration

Property to be used for:

Commercial and Residential  
(listed use must be specific)

Date: July 17, 2020

Owner (please print and sign)  
State of Rhode Island

Owner (please print and sign)  
Rhode Island Commerce Corporation

Owner ~~APPLICANT~~ (please print and sign)  
Mulligan Island LLC

Applicant (Please print and sign) M. DAVIS  
Coastal Partners, LLC

Reviewed and approved by Planning Dept: 7/21/20 Josh

**Cranston Crossing**

**Application for Change of Zone (MPD Major Alteration)**

Schedule of Property Owners:

<b>Plat</b>	<b>Lot</b>	<b>Owner Name</b>	<b>Owner Address</b>
15-1	9	State of Rhode Island	P.O. Box 8268 Cranston, RI 02920-0268
15-4	8	Mulligans Island LLC	1000 New London Avenue Cranston, RI 02920-3016
15-4	1706	Rhode Island Commerce Corporation	315 Iron Horse Way – Suite 101 Providence, RI 02908

Applicant:

Coastal Partners, LLC  
Michael DiGuiseppe  
Managing Partner  
P.O. Box 5481  
Beverly Farms, MA 01915

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

APPLICATION FOR CHANGE OF ZONE

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JUL 17 AM 11:45  
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CITY CLERK

Name(s) and address(es) of owner(s) of property      See attached \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Assessor's  
~~Zoning~~ Plat Number

15-1      9  
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Property to be used for:

Commercial and Residential  
(listed use must be specific)

Date: July 17, 2020

Owner (please print and sign)  
State of Rhode Island

Owner (please print and sign)  
Rhode Island Commerce Corporation

Owner

Michael Friedman, Manager  
Applicant (please print and sign)  
Mulligans Island LLC

Applicant (Please print and sign)  
Coastal Partners, LLC

Reviewed and approved by Planning Dept: 7/21/20 [Signature]

## **Cranston Crossing**

### **Application for Change of Zone (MPD Major Alteration)**

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#### Applicant:

Coastal Partners, LLC  
Michael DiGuiseppe  
Managing Partner  
P.O. Box 5481  
Beverly Farms, MA 01915





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July 15, 2020

Michael DiGuiseppe  
Managing Partner  
Coastal Partners LLC.  
P.O. Box 5481  
Beverly Farms, MA 01915

Re: 1000 New London Avenue Cranston, RI 02920

Dear Mr. DiGuiseppe,

Regarding the above captioned, this letter acknowledges the State of Rhode Island Department of Transportation's permission to include assessor's Plat 15-1, Lot 9 in your Application for rezoning with the City of Cranston. Please be advised that this land sale will require the final approval of the State Properties Committee. Please do not hesitate to contact Stephen Almagno (401) 563-4503 if you have any questions or concerns regarding the above.

Peter Alviti Jr.  
Director  
Rhode Island Department of Transportation  
2 Capitol Hill  
Providence, RI 02903

Cc: Igliozi, DiLuglio, Almagno