

Allan W. Fung
Mayor

Michael E. Smith
President

Jason M. Pezzullo, AICP
Planning Director



CITY PLAN COMMISSION
Cranston City Hall
869 Park Avenue, Cranston, RI 02910

Ken Mason, P.E.
Robert Strom
Frederick Vincent
Kathleen Lanphear
Ann Marie Maccarone
Joseph Morales
Robert DiStefano
Robert Coupe

NOTICE OF JOINT CITY COUNCIL / CITY PLAN COMMISSION PUBLIC SITE VISIT

1000 New London Avenue – Mulligan’s Island (AP 15-1 Lot 9, AP 15-4 Lots 8 & 1706)

Tuesday, August 11th, starting at 5:30 PM – Main Parking Lot

AGENDA

- The purpose of this site walk is to hear from the applicant and for members of the City Council, City Plan Commission and the public to gain a greater understanding of the site and scope of the overall proposal. Please note, the site walk is not a traditional public hearing. Three public hearings are scheduled on this ordinance for the month of September in which public comments will be taken. No votes will be taken other than calls to order and adjournment.
- Social distancing will be observed and masks should be worn for the entire meeting.
- The re-zoning application, project narrative, plan set, and staff memorandum on the pre-application conference are available for download on the Cranston Planning Department webpage found at: <https://www.cranstonri.gov/departments/planning/>

Applicant / Owners: Coastal Partners, LLC, P.O. Box 5481, Beverly Farms, MA (Applicant)
Mulligans Island LLC, 1000 New London Avenue, Cranston RI (Applicant / Owner)
State of Rhode Island / Rhode Island Commerce Corporation (Owner – A limited area of the overall proposal requires a land swap with the State of Rhode Island which has been formally acknowledged.)

Who’s invited: City Council, City Plan Commission, and any interested members of the public

Proposal: The applicant has proposed a Major Amendment to the existing Mixed-Use Planned District (MPD) zone. The new MPD is entitled “**Cranston Crossing**”

The applicants seek to construct a large-scale retail facility (Costco wholesale club) with an associated fueling station in the central portion of the property. In addition, there are smaller scale commercial/retail/restaurant uses proposed along Route 2 and the southern end of the property. A drive-thru fast food establishment is proposed at the corner of New London Avenue and Howard Avenue. Single-family residential development equivalent to the density requirements of the A-8 zone is proposed in the southeastern portion of the property. A new 3-way signalized intersection is proposed along New London Avenue opposite Brayton Avenue.

If you have questions, comments, or concerns, you can submit them in writing to Senior Planner Joshua Berry, AICP via email jberry@cranstonri.org for inclusion in the staff recommendation to the City Plan Commission and the City Council .