

August 22, 2024

Jason Pezzullo  
Planning Director  
Cranston City hall  
869 Park Avenue  
Cranston, RI 02910

Subject: Initial Review/Pre-Application Request for Proposed Redevelopment Project  
1 Kenney Drive, Cranston, RI 02920  
CEC Project 342-782

Dear Mr. Pezzullo,

On behalf of Storage Five Niles, LLC, we are requesting an initial review or pre-application meeting as appropriate, to confirm the permitting requirements associated with the proposed redevelopment project at 1 Kenney Drive, in Cranston, RI. The project involves subdividing a portion of the existing property for redevelopment as a self-storage facility, an allowed use within the Industrial M-2 Zoning District in which the subject parcel exists.

The subject property is comprised of three (3) parcels of land totaling approximately 15.95-acres: City of Cranston Assessor's Parcel Numbers 13-5-0, 13-50-0 and 16-67-0. The project would involve subdividing the property into two parcels, "Parcel-A" and "Parcel-B". Parcel-A is proposed to be approximately 6.65 acres with Parcel B taking up the remaining 9.30 acres. The proposed redevelopment would occur predominantly within proposed Parcel A, converting the existing structure to a climate controlled self-storage facility and adding two drive-up non-climate-controlled storage buildings with a total footprint of 15,000 SF in a portion of the existing parking area with associated access and circulation areas. The proposed project results in a net decrease of impervious area and adds new landscape islands.

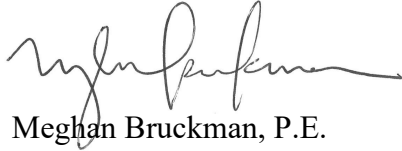
If you refer to the attached draft Site Plan, you will see summary parking and zoning tables that demonstrate compliance with the City of Cranston's local zoning ordinance.

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Please call or email if you have questions or require anything further to process this request.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read 'Meghan Bruckman', with a stylized, flowing script.

Meghan Bruckman, P.E.  
Project Manager III

Attached: Draft Site Plan – 1 Kenney Dr



PARKING DATA

	REQUIRED	PROVIDED
REQUIRED: INDUSTRIAL: ±100,608 SQ. FT. OF BUILDINGS 0.1 SPACES PER 1,000 SQ. FT.*	11	14
TOTAL:	11	18

TOTAL ADA ACCESSIBLE SPACES : 1 4  
\* PARKING REQUIREMENTS BASED ON ITE DESIGN STANDARDS FOR USE 151 (MINI-WAREHOUSE)  
\* ACCESSIBLE PARKING REQUIREMENT DETERMINED PER RHODE ISLAND BUILDING CODE, CHAPTER 11, ACCESSIBILITY.

SITE DEVELOPMENT ZONING DATA

TOTAL AREA OF PARCEL:	±378,972 SF
ZONING DISTRICT:	INDUSTRIAL M-2
CURRENT USE:	INDUSTRIAL MD196
INDUSTRIAL: PROPOSED NO. OF BUILDINGS:	2
PROPOSED INDUSTRIAL FLOOR AREA:	±15,000 S.F.
TOTAL BUILDING GROSS FLOOR AREA:	±100,608 S.F.

REGULATION	REQUIREMENT (INDUSTRIAL M-2)	EXISTING	PROPOSED
MIN. LOT AREA	60,000 SQ. FT.	694,664 SQ. FT	289,780 SQ. FT
LOT FRONTAGE	200 FT.	580	466
FRONT SETBACK	40 FT.	90	90
SIDE SETBACK	25 FT.	59	25
REAR SETBACK	30 FT.	960	30
MAX. LOT COVERAGE	60%	45%	58%
MAX. BLDG. HEIGHT	35 FT.	<35'	<35'

LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INTERNAL PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING STRUCTURE
	EXISTING CONCRETE
	EXISTING STORM INLET/MANHOLE/HEADWALL
	EXISTING SANITARY MANHOLE
	EXISTING GAS VALVE
	EXISTING ELECTRIC MANHOLE/TRAFFIC CONTROL BOX/LIGHT POLE/GROUND LIGHT
	EXISTING FIRE HYDRANT/WATER VALVE
	EXISTING UNKNOWN MANHOLE
	PROPOSED BUILDING
	PROPOSED SETBACK

SCALE IN FEET  
0 40 80

DRAFT

SITE PLAN

STORAGE FIVE  
1 KENNEY DRIVE  
CRANSTON, RHODE ISLAND  
PROVIDENCE COUNTY, 02920

DATE:	AUGUST 2024	DRAWN BY:	CJW
DWG SCALE:	1"=40'	CHECKED BY:	DRAFT
PROJECT NO:	342-782	APPROVED BY:	DRAFT

DRAWING NO.: CP-01

31 Bellows Road  
Rayham, MA 02767  
Ph. 774.501.2176  
www.cecinc.com



REVISION RECORD

NO.	DATE	DESCRIPTION