



September 26, 2024

Mr. Jason M. Pezzullo, MCP, MPA, AICP
City Planning Director
Planning Board
City of Cranston
869 Park Avenue
Cranston, RI 02910

Subject: Development Plan Review
1 Kenney Drive & 0 Sharpe Street, Cranston, RI 02920-4403
Site Redevelopment
CEC Project Number 342-782

Dear Mr. Pezzullo:

On behalf of Storage Five Cranston, LLC, Civil & Environmental Consultants, Inc. (CEC) herewith submits a Development Plan Review application form and supporting information for the proposed redevelopment project located at 1 Kenney Drive & 0 Sharpe Street, in Cranston, Rhode Island.

Storage Five Cranston, LLC is proposing to redevelop an existing portion of impervious area within the subject parcel, Parcel 13-50-0, as identified by the City of Cranston Assessor's office, located at 1 Kenney Drive in Cranston, Rhode Island, within the Industrial M-2 Zoning District. Though the Site is comprised of three parcels (13-5-00, 13-50-01, 13-67-00) which are proposed to be subdivided into two parcels, Parcel A and Parcel B where the proposed redevelopment occurs on proposed Parcel A with updates to the existing building facade as depicted by the Architectural Plans prepared by Jon Clark Architecture. Proposed Parcel A totals approximately 6.67 acres, though the proposed limit of disturbance is only approximately 1.40 acres. The proposed work includes the demolition of the existing southeast surface parking area and repaving to accommodate the construction of two self-storage facilities totaling ±13,625 GSF along with associated site, landscape, and drainage improvements (the "Project"). The project results in a net increase of pervious area and a net decrease of impervious area, providing an overall improvement to the existing site condition in addition to proposed drainage improvements to satisfy RIDEM's redevelopment criteria.

The proposed use of the site is Self-Storage, an allowed use within the Industrial M-2 Zoning District.

Submission Materials

In support of the aforementioned project, the following materials have been provided for your review:

- One (1) Development Plan Review Submission Checklist;
- One (1) check for \$520 for the Development Plan Review application fee;
- Six (6) copies of the Development Plan Review Application;
- Six (6) copies of the Development Plan Review Checklist;
- Six (6) copies of the City of Cranston Lien Certificate request and copy of check provided;
- Six (6) copies of the Abutters List within a 200-ft radius;
- Six (6) full-size copies of Development Plan Review Plan Set, prepared by CEC, dated September 25, 2024;
- Six (6) full-size copies of Architectural Plans prepared by Jon Clark Architecture, dated September 20, 2024;
- Six (6) full-size copies of Lighting Plans prepared by National LED, dated September 25, 2024; and
- Six (6) copies of the Stormwater Management Memo, prepared by CEC, dated September 2024.

We appreciate your consideration of the enclosed Development Plan Review and Special Permit Application. Please contact the undersigned if you have any questions or comments on the submitted materials.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Karlis Skulte, P.E.
Principal



Meghan Bruckman
Project Manager III

Attachments: Development Plan Review Application
Development Plan Review Checklist
Lien Certificate Request & Copy of Check
Abutters List – 200'
Stormwater Report, dated September 2024 (Under Separate Cover)
Development Plan Review Plan Set, dated September 25, 2024 (Under Separate Cover)
Architectural Plans, dated September 20, 2024 (Under Separate Cover)
Lighting Plans, dated September 25, 2024 (Under Separate Cover)

CRANSTON, RHODE ISLAND APPLICATION FOR DEVELOPMENT PLAN REVIEW

<u>PROJECT NAME:</u> STORAGE FIVE CRANSTON	
<u>ADDRESS:</u> 1 KENNEY DRIVE & 0 SHARPE STREET, CRANSTON, RI	
<u>ASSESSOR'S PLAT(s):</u> 13, 13, 13	<u>LOT(s):</u> -5-00, -50-01, -67-00
<u>ZONING:</u> INDUSTRIAL M-2	<u>AREA:</u> 290,556 SF (6.67 AC) - <i>Proposed Parcel A</i>

<u>OWNER:</u> STORAGE FIVE CRANSTON, LLC	
<u>ADDRESS:</u> P.O. BOX 1042, SEABROOK, TEXAS 77586	<u>PHONE #:</u> 713-545-0883
<u>APPLICANT:</u> (if different)	
<u>ADDRESS:</u>	<u>PHONE #:</u>
<u>ATTORNEY</u>	<u>PHONE #:</u>
<u>ENGINEER:</u> CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC)	<u>PHONE #:</u> 774-501-2176
<u>SURVEYOR:</u> CONTROL POINT ASSOCIATES, INC.	<u>PHONE #:</u> 518-217-5010
<u>LANDSCAPE ARCHITECT:</u>	<u>PHONE #:</u>

PROJECT DESCRIPTION:

The Applicant is proposing to redevelop an existing portion of impervious area within the subject parcel, Parcel 13-50-0, as identified by the City of Cranston Assessor's office, located at 1 Kenney Drive in Cranston, Rhode Island, though the Site is comprised of three parcels (13-5-00, 13-50-01, 13-67-00) which are proposed to be subdivided into two parcels, Parcel A and Parcel B where the proposed redevelopment occurs on proposed Parcel A with updates to the existing building facade as depicted by the Architectural Plans prepared by Jon Clark Architecture. Proposed Parcel A totals approximately 6.67 acres, though the proposed limit of disturbance is only approximately 1.40 acres. The proposed work includes the demolition of the existing southeast surface parking area and repaving to accommodate the construction of two self-storage facilities totaling ±13,625 GSF along with associated site, landscape, and drainage improvements (the "Project"). The project results in a net increase of pervious area and a net decrease of impervious area, providing an overall improvement to the existing site condition in addition to proposed drainage improvements to satisfy RIDEM's redevelopment criteria.

DOCUMENTS SUBMITTED:

- Storage Five Cranston Development Plan Review Civil Plan Set dated 9/25/2024, prepared by Civil & Environmental Consultants, Inc. (6 hard copies, 1 electronic)
- Lighting Plan generated by National LED (6 hard copies, 1 electronic)
- Architectural Plans generated by Jon Clark Architecture
- Storage Five Cranston Development Plan Review Stormwater Memorandum dated 9/25/2024, prepared by Civil & Environmental Consultants, Inc. (6 hard copies, 1 electronic)
- Application Fee check for \$520
- Copy of lien certificate request and copy of check for \$75
- Abutters list for properties within 200' of proposed project and set of stamped envelopes addressed to abutters



 SIGNATURE OF OWNER (s)

 09/26/2024

 DATE

 SIGNATURE OF APPLICANT (s)

 DATE

**CRANSTON, RHODE ISLAND
DEVELOPMENT PLAN REVIEW
SUBMISSION CHECK LIST**

PROJECT DATA	Project Name: STORAGE FIVE CRANSTON		
	Address: 1 KENNEY DRIVE & 0 SHARPE STREET, CRANSTON, RI		
	Assessor's plat(s): 13, 13, 13	Lot(s): -5-00, -50-01, -67-00	
	Owner(s)/Applicant : STORAGE FIVE CRANSTON, LLC		
	Engineer: CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC)		
		✓	DEPARTMENT COMMENTS
SUBMISSION REQUIREMENTS	6 copies of the Application including plans.	✓	
	1 electronic copy of the Application including all plans and documents submitted.	✓	
	Filing fee of \$500 plus \$20 per acre for each full acre in the Development.	✓	
	Identification of all permits required from state or federal agencies prior to commencement of construction.	✓	
	Municipal lien certificate showing that all taxes are current.	✓	
	List of the owners of all land within 200' of the perimeter of the parcel that is being reviewed.	✓	
	Set of stamped envelopes addressed to the abutters in the order which they appear on said list.		<i>Called & confirmed 9/26/2024 this is not required.</i>
PLAN REQUIREMENTS	Locus map referencing the Development to the surrounding area, streets and zoning district boundaries w/in 500'.	✓	
	Name of the Development, north arrow, scale, assessor's plat and lot number, bench mark and datum, the dates of plans and revisions and signature blocks on all plans to be endorsed.	✓	
	Name and address of the owner of record, applicant and professionals preparing the plan.	✓	
	Assessor's plat and lot number and names of all owners of land abutting the Development.	✓	
	Zoning district boundaries and all the data necessary to show compliance with Zoning.	✓	
	Parcel area and boundaries; existing/proposed streets, lot lines, easements and public areas.	✓	
	Distances to the nearest street intersections and fire hydrants measured along the ROW lines.	✓	
	Existing/proposed grading at 2' contours where slopes are less than 15% and at 5' counters where slopes are 15% or more. Elevations shall be referenced to the City's datum.	✓	
	Environmental features including soils, rock outcroppings, wooded areas, trees 8" caliper and above, watercourses, water bodies, wetlands, floodplains [showing base flood elevation].		
	Location, dimensions, GFA, floor plans and heights of existing/proposed buildings, equipment and other structures such as walls, fences, culverts and bridges. Buildings and structures to be removed shall be indicated by dashed lines.	✓	

		✓	DEPARTMENT COMMENTS
PLAN REQUIREMENTS CONT.	Location of existing/proposed utilities including sewers, water, gas and electricity with pipe sizes, elevations, slopes and directions of flow.	✓	
	Location, type and density of land uses that will be in the Development.	✓	
	Renderings as needed to illustrate the visual impact on abutting properties.		
	Signage including location, size, design and illumination.	✓	
	Exterior lighting including type, location, intensity, shielding and times of operation.	✓	
	Landscape Plan including landscape materials, paving, lighting and street furniture. Said plan shall indicate the location, type and size of plantings at the time of planting and at maturity.		
	Site circulation showing access to and egress from the Development; size and location of driveways and curb cuts; parking, loading and outdoor storage areas; dumpsters and any off-site traffic improvements necessary to ensure public safety.	✓	
	Profile and cross-section of proposed streets and sidewalks showing utilities.		
DRAINAGE PLAN/REPORT	A drainage plan/report demonstrating that the development's stormwater management system will meet the standards set by the Rhode Island Stormwater Design and Installation Standards Manual as most recently amended. At a minimum said plan/report shall show the following:	✓	
	Changes in land use and the routes that storm water will flow through the Development,		
	Existing/proposed drainage structures, basins and channels. [Drainage structures shall comply with City specification and shall be approved by the City Engineer.]	✓	
	Drainage calculations demonstrating that the peak rates of storm water runoff leaving the post-development parcel will not exceed the pre-development conditions for the 2-year, 10-year, 25-year and 100-year storm events. Said calculations shall be based on the rational method, SCS TR55 or other method approved by the City Engineer. 1. The drainage system shall be designed to accommodate the 25 year storm event. 2. Retention or detention basins shall be designed to accommodate a 100 year storm event.	✓	
	A drainage plan showing tributary and downstream areas affected by run-off, soil types and surficial cover characteristics for both pre- and post- development conditions.	✓	
	Design calculations to determine the size of all pipes, culverts and basins. Sizing of the piping system shall be based on the Rational Method.	✓	
	Results of percolation tests performed for any proposed retention/detention basin in order to determine the suitability of the subsurface conditions to accommodate said basin.		
	A maintenance plan which shall: 1. identify all of the Control Measures that will be inspected and maintained; 2. provide an inspection schedule for each Control Measure; 3. list typical maintenance procedures for each Control Measure; 4. describe steps to take if additional repair is required; 5. provide forms and instructions for record keeping and notification to the City; 6. list the names and personnel assigned to each task and the training needed to be able to do the job.	✓	

		✓	DEPARTMENT COMMENTS
SUPPORTING DOCUMENTATION	Impact assessment.		
	Traffic impact study.		
	Easements, Deed Restrictions, Covenants		
	Maintenance plan.		
	Monitoring plan.		
LANDSCAPE REQUIREMENTS	15% of a Development's parcel shall be landscaped		
	One street tree shall be planted for every 35' of frontage.		
	A year-round buffer a minimum of 8' in height.		
	Landscaped strips <ul style="list-style-type: none"> Minimum 10' wide landscaped strip along property lines parallel to a street where parking or circulation areas abuts said street. Minimum 5' landscape strip along side and rear property lines where parking and circulation areas are adjacent to abutting properties. Where a residential use abuts non-residential use, a 25' wide buffer strip may be required. 		
	Minimum of 10 SF of landscaped area shall be provided within a parking area for each parking space in said area.		
	20% of a parking area shall be shaded by deciduous trees that shall have a crown [canopy] of 30' at maturity surrounded by at least 100 SF of unpaved area.		
	Each row of parking spaces shall be terminated by a landscaped island not less than 6' wide and 12' long.		
	Continuous landscaped island not less than 8' wide shall be provided between every 4 rows of parking spaces.		

REQUEST FOR CERTIFICATE UNDER 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND. 1956

Name of Taxpayer Storage Five Cranston LLC


Property Location 1 Kenny Drive and 0 Sharpe Drive

Assessor's Plat _____ Lot _____ Condo _____ Account # _____

13-5-0 0 SHARPE DRIVE 20272193
13-50-0 1 KENNEY DRIVE 11077370
13-67-0 0 SHARPE DRIVE 20272193

Fee for municipal lien certificates is \$25.00 per lot. Multiple lots may be included in one request. Please include either \$.37 for postage or a self addressed stamped envelope.

Requested by:



Chris Cranna
Storage Five Cranston LLC
PO Box 1042
Seabrook, Texas 77586

(phone number) 713-545-0883
chris@buonproperties.com

City of Cranston
Department of Tax Collection
869 Park Avenue
Cranston, RI 02910
(401) 780-3333

CIVIL & ENVIRONMENTAL CONSULTANTS31 BELLOWS RD
RAYNHAM, MA 02767

437

8-9/430
634

9.26.2024

Date

Pay to the Order of City of Cranston Department of Tax Collection \$ 75.⁰⁰Seventy Five ⁰⁰/₁₀₀

Dollars

Photo
Safe
Deposit®
Details on back

PNC Bank, N.A. 001

For

842.782Just N. H.

MP

⑆043000096⑆ 1082389658⑆ 0437

CIVIL & ENVIRONMENTAL CONSULTANTS31 BELLOWS RD
RAYNHAM, MA 02767

438

8-9/430
634

9.26.2024

Date

Pay to the Order of City of Cranston \$ 520.⁰⁰Five Hundred Twenty ⁰⁰/₁₀₀

Dollars

Photo
Safe
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Details on back

Abbutters List*Properties with 200' of Project Parcel*

Storage Five Cranston

PropertyID	Location	Owner	Owner, Attn	Owner Address	Owner Address, Attn	City	State	Zip
13-83-0	33 SHARPE DRIVE	BOCADA 33 SHARPE DRIVE LLC		1300 PONTIAC AVE		CRANSTON	RI	02920-4405
13-81-0	19 SHARPE DRIVE	CMR ENTERPRISE LLC		19 SHARPE DR		CRANSTON	RI	02920
13-45-0	40 SHARPE DRIVE	G3 40 SHARPE DRIVE LLC		33 SHARPE DR		CRANSTON	RI	02920-4402
14-14-0	PONTIAC AVENUE	STATE LOTTERY COMMISSION		85 SMITH STREET		PROVIDENCE	RI	02903
13-54-0	1500 PONTIAC AVENUE	PONTIAC MEDICAL GROUP LLC	C/O RI HOSPITAL	17 VIRGINIA AVE STE 101		PROVIDENCE	RI	02905-4406
13-79-0	20 SHARPE DRIVE	JRB REALTY INC		20 SHARPE DR		CRANSTON	RI	02920
13-55-0	1510 PONTIAC AVENUE	STYLECRAFT INC		1510 PONTIAC AVE		CRANSTON	RI	02920
13-52-0	23 KENNEY DRIVE	HARRISBURG TELEVISION INC		10706 BEAVER DAM RD		COCKEYSVILLE	MD	21030-2207
13-59-0	50 SHARPE DRIVE	DONNELLY REAL ESTATE LLC		50 SHARPE DRIVE		CRANSTON	RI	02920-4410
14-5-0	HOWARD AVENUE	RHODE ISLAND STATE OF		39 HOWARD AV - BUSSINESS OFFICE	ATTN NANCY LEFORT	CRANSTON	RI	02920
13-72-0	25 SHARPE DRIVE	25 SHARPE LLC		25 SHARPE DRIVE		CRANSTON	RI	02920-4463
38-12-0	0 BIKE PATH	STATE OF RHODE ISLAND		P O BOX 8268		CRANSTON	RI	02920-0268
13-1-0	1690 PONTIAC AVENUE	PONTIAC RECLAMATION LP	C/O NAUTILUS SOLAR ENERGY LLC	396 SPRINGFIELD AVE 2ND FL		SUMMIT	NJ	07901-2704
38-11-0	0 PONTIAC AVENUE	STATE OF RHODE ISLAND		P O BOX 8268		CRANSTON	RI	02920-0268
13-9-0	1400 PONTIAC AVENUE	BOTTLING GROUP LLC	ATTN TAX DEPT 3A-300	P O BOX 660937		DALLAS	TX	75266-0937