

April 11, 2024

VIA HAND DELIVERY & E-MAIL

Jason M. Pezzullo, Planning Director
Cranston City Hall
869 Park Avenue
Cranston, RI 02910

Re: Application of McDonald's Corporation and McDonald's Real Estate Company for Minor Land Development Project Review and Variances - 927 Cranston Street, 419 Webster Avenue, Cranston RI

Dear Mr. Pezzullo:

On behalf of our client, McDonald's Corporation and McDonald's Real Estate Company (collectively, McDonald's), this package is a request for Minor Land Development approval of McDonald's proposed redevelopment of an existing structure at 927 Cranston Street and 419 Webster Avenue, Cranston, Rhode Island (Assessors Plat 7, Lots 632, 3669, 3514, and 3488). McDonald's proposes to demolish and rebuild the existing McDonald's restaurant on the Property generally within the existing building footprint and make related improvements to the existing parking lot and drive-through circulation. In addition, McDonald's seeks relief from the provisions of the Cranston Zoning Ordinance for a second drive-through speaker within the required 100-foot residential setback, and to locate the McDonald's entrance and exit on a residentially-zoned parcel. As further discussed in the attach project narrative, this project is substantially similar to a 2019 proposal approved by the City of Cranston Plan Commission and Zoning Board of Review.

This package contains the following documents:

- 1 Application for Development Plan Review
- 2 Application for Variance Relief
- 3 Narrative Report from Hinckley Allen
- 4 List of Abutters
- 5 Stamped envelopes addressed to the abutters
- 6 Drainage Report, prepared by Bohler, dated March 26, 2024

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- 7 Civil Plan Set, full-size, totaling 16 sheets (not including the cover sheet), prepared by Bohler, dated January 15, 2024; and
- 8 A check in the amount of \$1,070.00 (\$520.00 for the Development Plan Review Application and \$550.00 for variance application for a commercial building under 5,000 sf) made out to the City of Cranston.

We have filed two (2) copies of this package with city staff. At the request of the Planning Department, we also have sent PDF versions of the above documents and plans via a secure file transfer.

We look forward to presenting this application to the Plan Commission for unified review at its earliest possible meeting.

Very truly yours,

Christine E. Dieter