

CITY PLANNING DEPARTMENT



To: Benedict Olaitan Afolayan (Applicant)
Sandeep Jaiswal (Business Owner)

From: Planning Department

Date: April 29, 2026

Re: 599 Reservoir Avenue – Crave Cafe

Dear Applicant/Owner,

I wanted to follow up regarding your proposed change of use and share some initial feedback to help position your application for a smoother review process.

Based on my review so far, I recommend addressing several design and site considerations before submitting through the Development Plan Review (DPR) online system. If these items are thoughtfully incorporated into your updated plans, I would encourage you to request a waiver from the full DPR process.

As a reminder, a DPR waiver request can be made by revising your plans to reflect the items discussed below and emailing them to me directly. I can then place your project on the agenda for the next available DPR meeting (held every two weeks on Wednesdays at 9:30 AM). At that meeting, the committee will determine whether a waiver can be granted. If approved, you will not need to proceed through the full DPR application process. If not, you will be required to formally apply online and submit all required materials for a full review.

Generally, waivers are more likely to be granted when plans clearly demonstrate awareness of zoning requirements and include thoughtful design responses to them.

For context, this property was previously reviewed in November 2025 for the Maaz Chicken proposal, which was granted a DPR waiver with the following conditions:

- Prior to issuance of any building permits, a compliant plan for parking, curbing, site circulation, and general site design was required.
- A properly located and screened dumpster area, compliant with City standards, was also required.

Your current proposal for Crave Cafe will be held to these same standards, with additional scrutiny due to the introduction of a drive-through and outdoor seating.

To ensure faster and smoother approval process, I strongly recommend removing the drive-through component from the proposal. The site presents several constraints that make a drive-through difficult to accommodate, including insufficient drive aisle width, inadequate turning

radius around the building, and conflicts between backing vehicles and the drive-through lane. Additionally, a drive-through triggers the requirement for five additional parking spaces. Collectively, these issues are likely to create significant challenges during review and could delay or prevent approval. This feature could be reconsidered in the future if a more viable design solution is developed.

Regarding site access, the proposal currently includes three curb cuts: two exits onto Lambert Street and one entrance from Reservoir Avenue. I support the closure of one existing curb cut on Reservoir Avenue, leaving a single entrance there. However, I recommend also closing the Lambert Street curb cut closest to the corner of Lambert Street and Reservoir Avenue. Even though it is an existing nonconformity, reducing curb cuts near intersections improves overall safety and site circulation.

For the proposed outdoor dining area, while the City does not have specific regulations beyond parking requirements (one space per three seats), safety remains a key consideration. I recommend incorporating physical separation elements such as planter boxes or similar barriers to clearly distinguish the outdoor seating area from vehicular circulation and the street edge.

Additionally, the sidewalks along Lambert Street in the surrounding residential area are in good condition. I encourage you to reflect in your updated plans an intent to continue and enhance these sidewalks, including curbing and, where feasible, small landscaped green strips. This will contribute positively to the public realm and support a more walkable, cohesive streetscape.

Lastly, the current plan set does not indicate a designated dumpster location. This will need to be included, ensuring that it meets City standards for placement, access, and screening.

Please incorporate these considerations into your revised plans. Once you have an updated set ready, feel free to send them over and I can review them with an eye toward scheduling your waiver request.

See below a list of relevant zoning code provisions that should be addressed as you refine your proposal.

Chapter 17.84: DEVELOPMENT PLAN REVIEW

(see entire chapter, most specifically the sections below, for there are many applicable standards for DPR applications when required to go through the full process)

§ 17.84.110. Submission requirements.

§ 17.84.140. Development and landscaping design standards.

§ 17.84.150. Parking area design standards.

§ 17.84.160. Drainage/erosion standards.

Chapter 17.72: SIGNS

(see table) Table 17.72.010(5) -- C-4: Highway Business District

Chapter 17.64: OFF-STREET PARKING

§ 17.64.010(F)(1) – Driveways, aisles and spaces shall be so arranged that vehicles will leave and enter the street with a forward motion.

§ 17.64.010(F)(2) – Curb openings require a minimum width of 12 feet and a maximum width of 35 feet.

§ 17.64.010(F)(3) – On a corner lot, no curb opening shall be located closer than twenty-five (25) feet to the end of the radius curb.

§ 17.64.010(F)(4) – Off-street parking required for one use cannot be counted toward another (example: no sharing parking with neighboring building), unless the zoning board determines the uses will not operate simultaneously and allows a reduced shared parking arrangement.

Chapter 8.12: GARBAGE COLLECTION AND DISPOSAL

§ 8.12.130 – All commercial dumpsters must display the owner’s name, address, and phone number in a visible location and be placed at least 10 feet from any side or rear property line.

Chapter 17.28: DRIVE-IN BUSINESSES

(see entire chapter for there are many applicable standards for drive-through design, if pursued)

Sincerely,

Brianna L. Valcourt

Brianna Valcourt, M’Arch
Senior Planner / Administrative Officer
(401) 780-3139 | bvalcourt@cranston.gov

PROPOSED RESTAURANT INTERIOR & EXTERIOR RENOVATION

FOR

CRAVE CAFE

AT

599 RESERVOIR AVENUE, CRANSTON
RHODE ISLAND 02910

MOHAMED H HUSSEIN P.E
CONSULTING ENGINEER

RI, CT & MA

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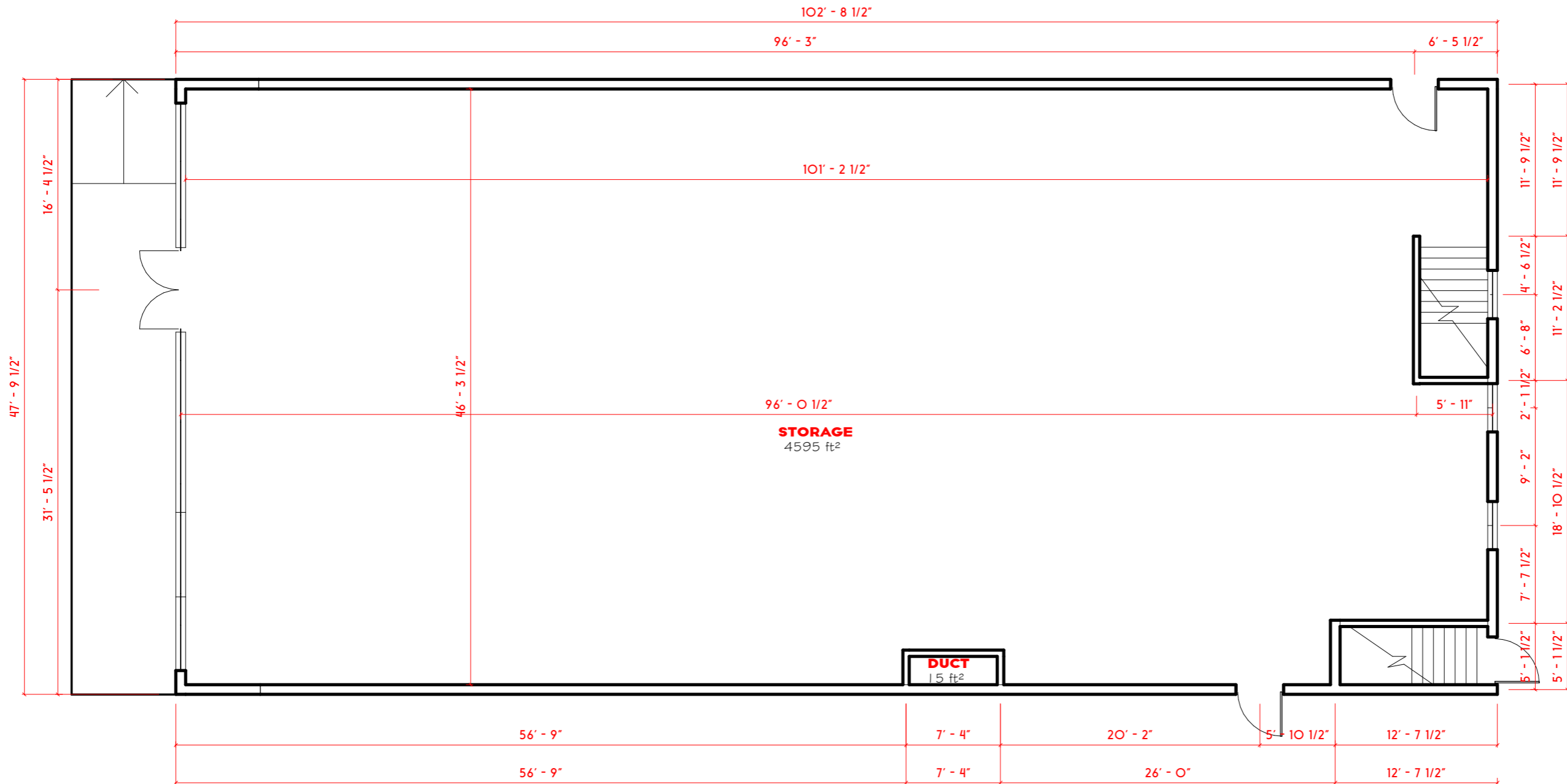
NORTH PROVIDENCE RI 02904

PHONE/FAX: 401-353-5888

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MAY
2026

APPROVAL:

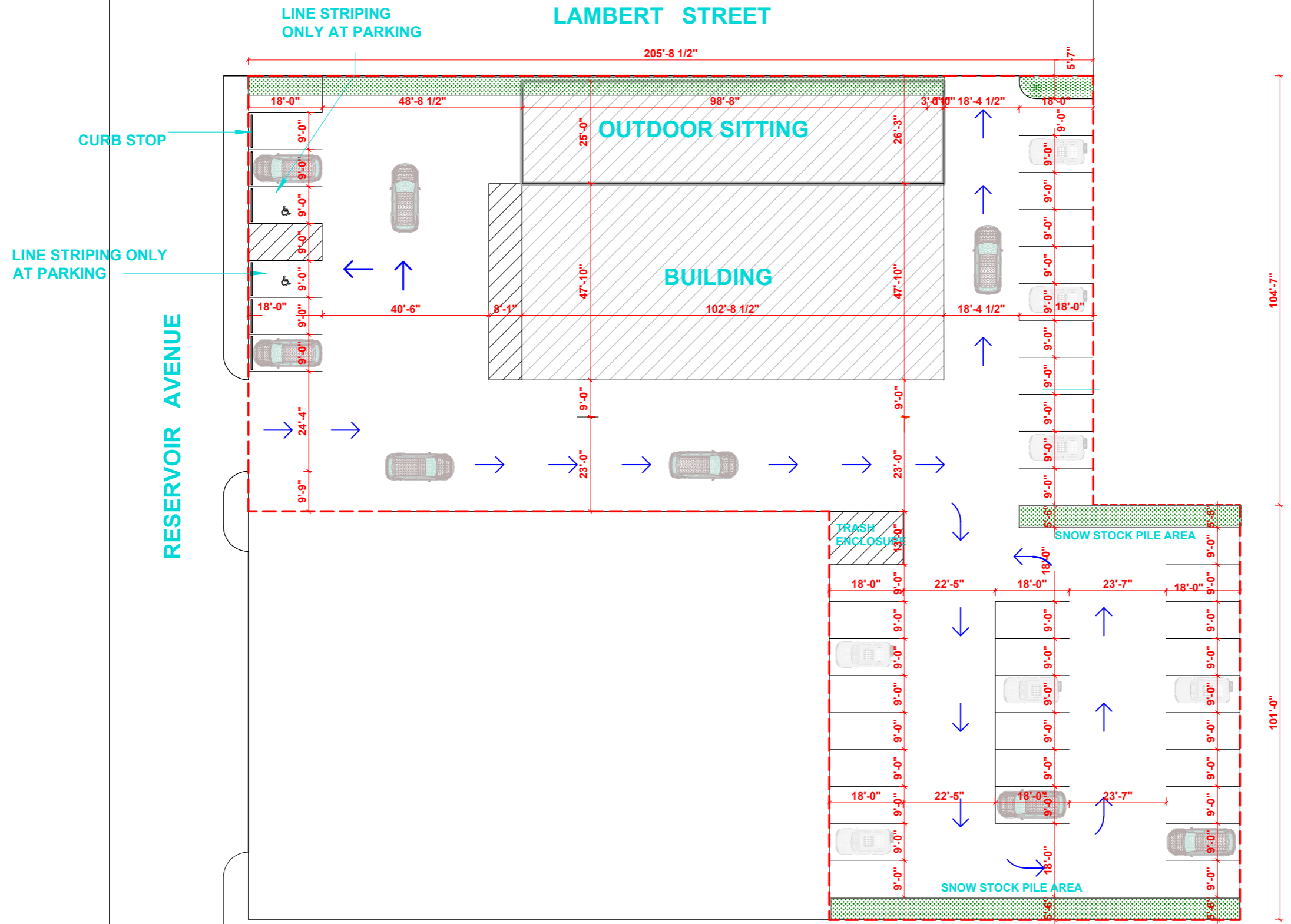


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EXISTING PLAN

NOTE:	APPROVAL:	ARCHITECT:	ENGINEERS:	CLIENT:	CRAVE CAFE 599 Reservoir Avenue, Cranston Rhode Island 02910	DRWG TITLE:	EXISTING SITE PLAN	DATE:	SCALE:
				PROJECT TITLE:	PROPOSED RESTAURANT INTERIOR & EXTERIOR RENOVATION AT 599 RESERVOIR AVENUE, CRANSTON RHODE ISLAND 02910	DESIGNED BY		MAY 2026	NTS
						PREPARED BY			SHEET NO.
						DRAWN BY	BENEDICT . O . AFOLAYAN		1
						CHECKED BY	MUHAMED H HUSSEIN		

APPROVAL:

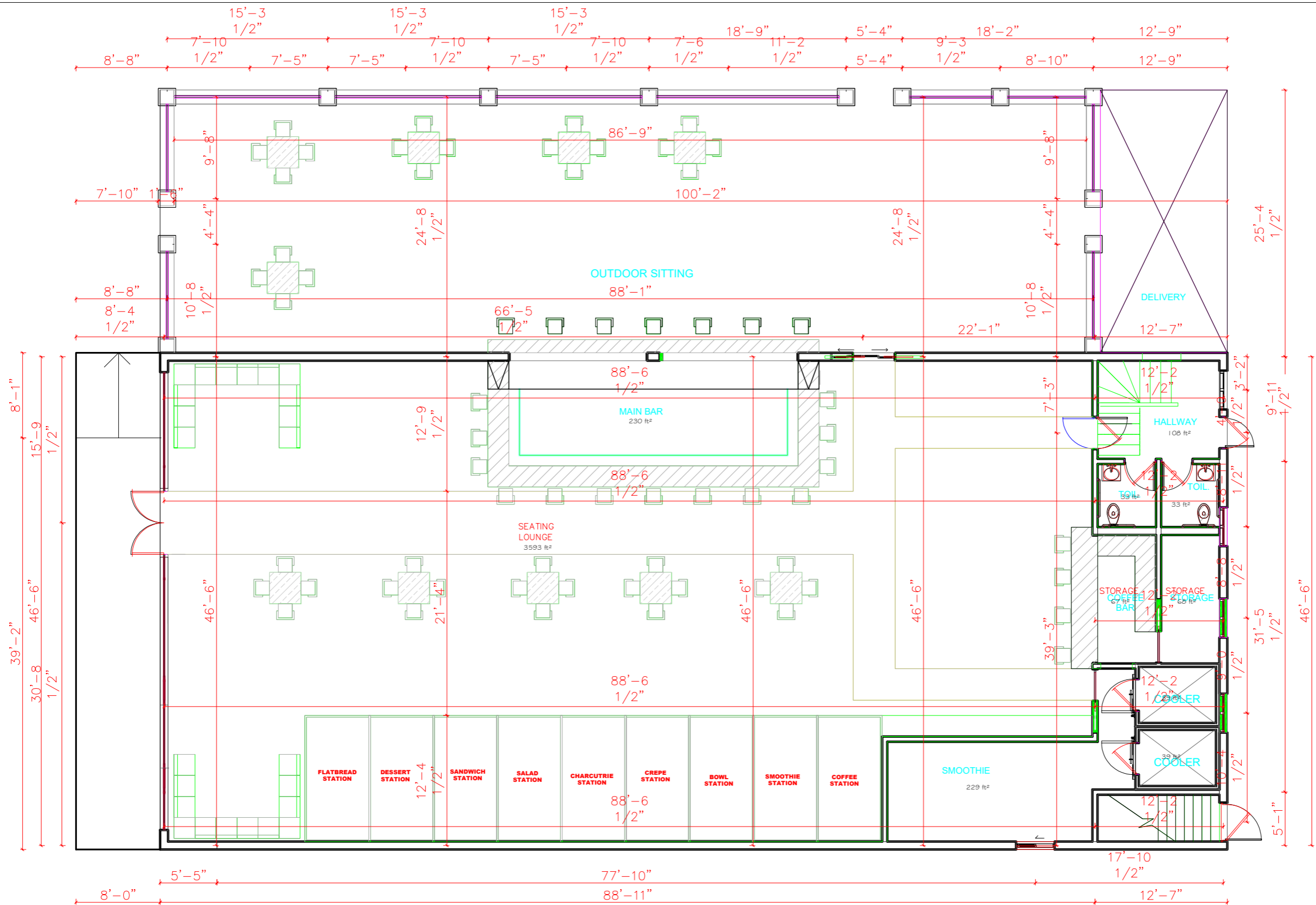


SITE PLAN

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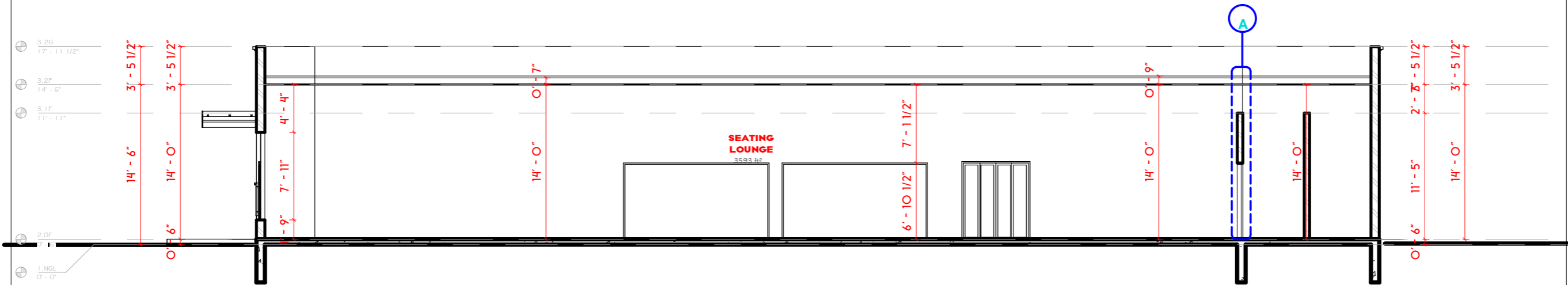


FLOOR PLAN

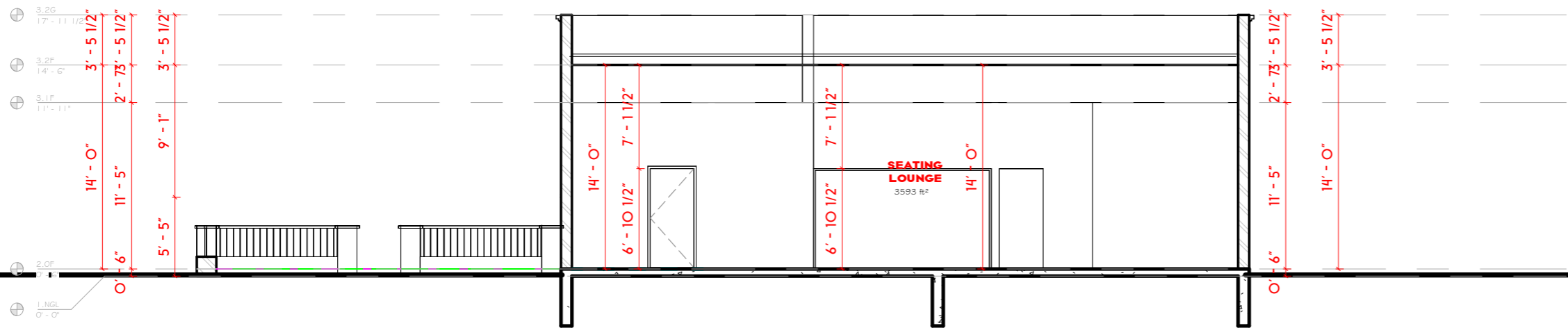
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APPROVAL:



SECTION A-A



SECTION B-B

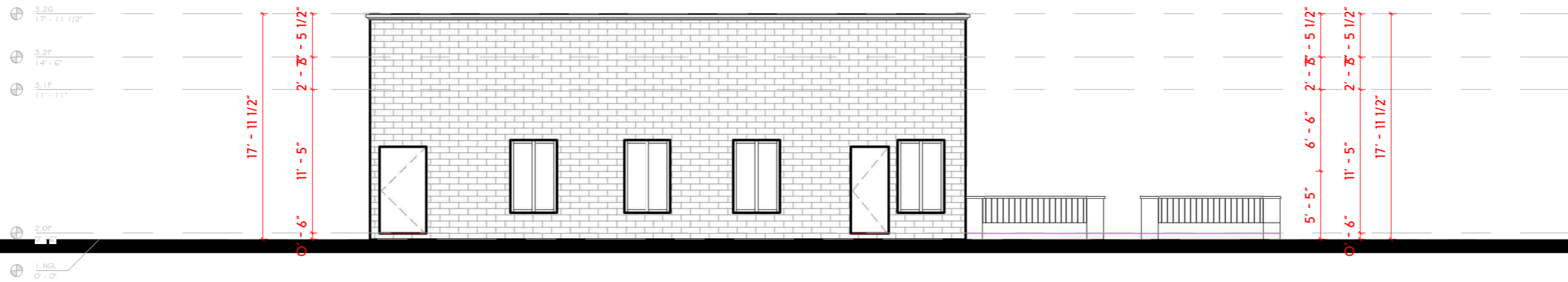
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APPROVAL:



FRONT VIEW

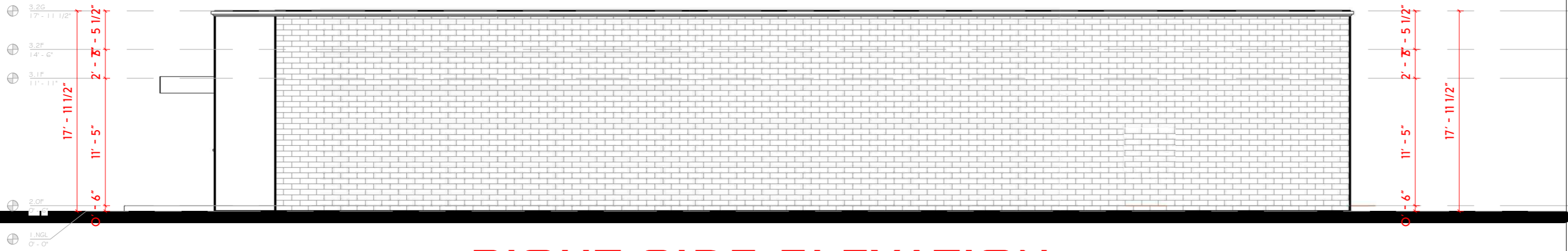


REAR VIEW

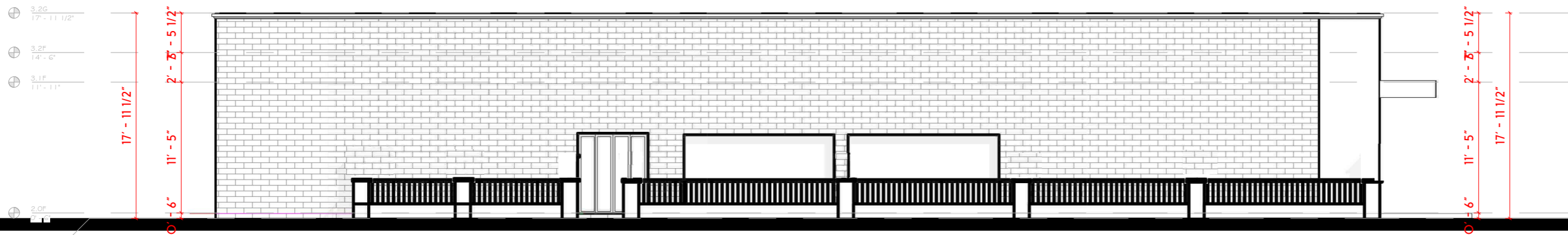
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RIGHT SIDE ELEVATION



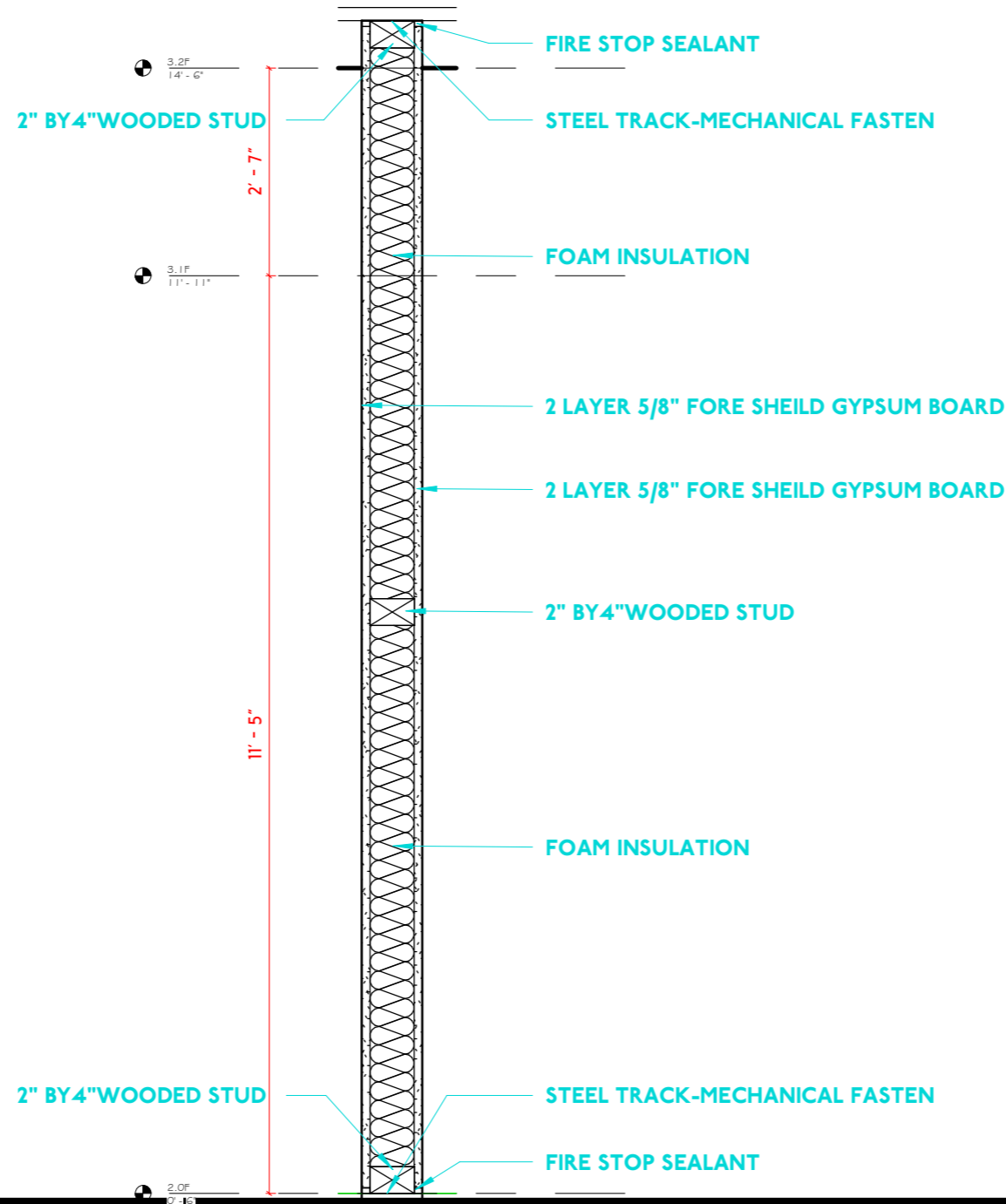
LEFT SIDE ELEVATION

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CALL-OUT -A

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2HR FIRE RATING WALL DETAIL

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