

Memo

To: Cranston Planning Commission

From: Amelia A. Lavalley, MPA – Planning Intern

Date: July 11th, 2023

Re: “**Lanes End Plat**” – Preliminary Plan - Minor Subdivision without street extension

I. Applicant/Proposal

The applicant proposes to subdivide a 1.2-acre parcel into two (2) conforming buildable house lots designated as Assessor’s Plat 18, Lot 1759. The subject parcel is located at 0 Eva Lane and is owned by Robert Aylesworth of 821 Lake Road, Tiverton, RI. The applicant is Lakeview Development LLC of 165 Concord Avenue, Cranston, RI. The parcel contains 51,242 +/- square feet (1.2 +/- acres). The parcel is zoned A-8 (Single-family dwellings on lots of minimum areas of eight thousand (8,000) square feet).

The Comprehensive Plan Future Land Use Map designates this lot and the surrounding area for Single Family Residential 7.26 to 3.64 units per acre. The proposed use (single-family residential) is consistent with the Comprehensive Plan, though the proposed density (.59 units/acre) falls below the Future Land Use Map minimum density designation of 3.64 units/acre. The low density designation (.59 units/acre) is due to existing development obstacles such as easements on the property.

The subdivision proposal is consistent with the existing zoning designation of A-8, and will be serviced by existing public water and private septic.

II. Documents which are part of the application

1. Preliminary Plan checklist
2. The filing fee check in the amount of \$370.00
3. Preliminary Plan prepared by Walter Skorupski P.L.S.
4. Narrative summary prepared by Walter Skorupski P.L.S.
5. Municipal Lien Certificate
6. 100’ radius map and list of abutters
7. Providence Water availability letter dated June 1, 2023
8. Alpha Associates, Ltd. Letter dated June 1, 2023 relating to OWTS availability

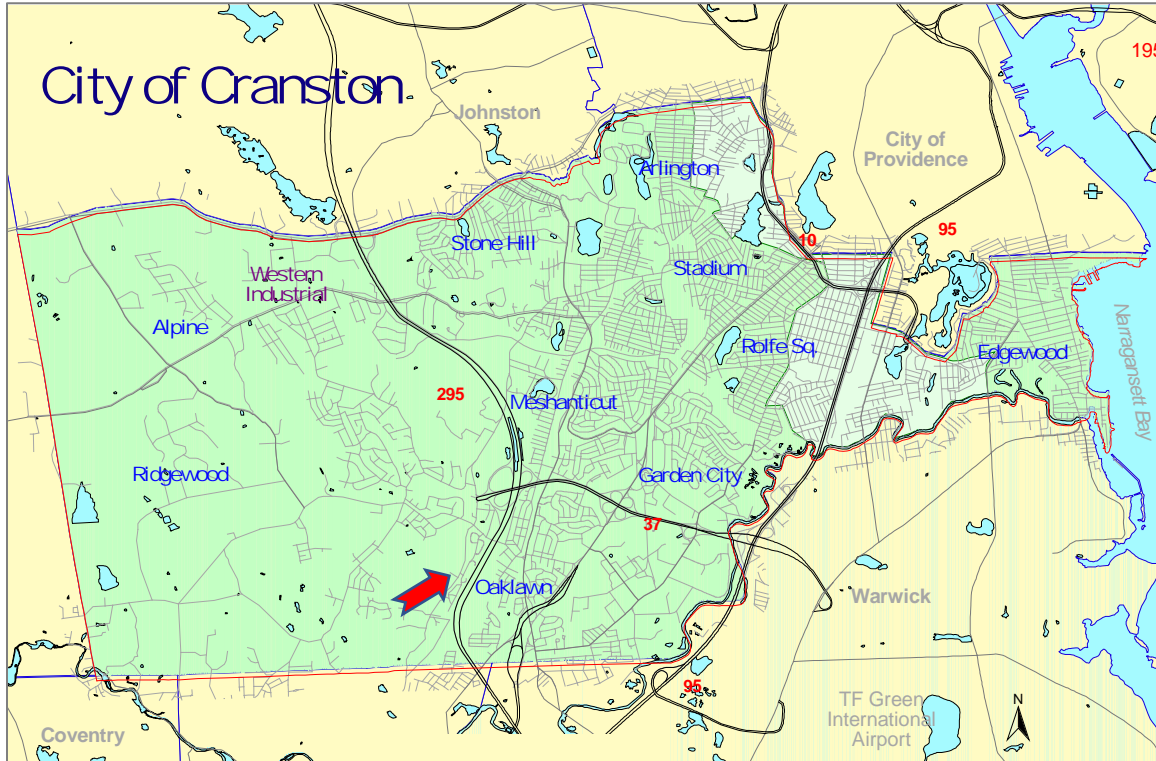
III. Surrounding land use and context

Analysis using the City of Cranston Geographic Information System indicates that:

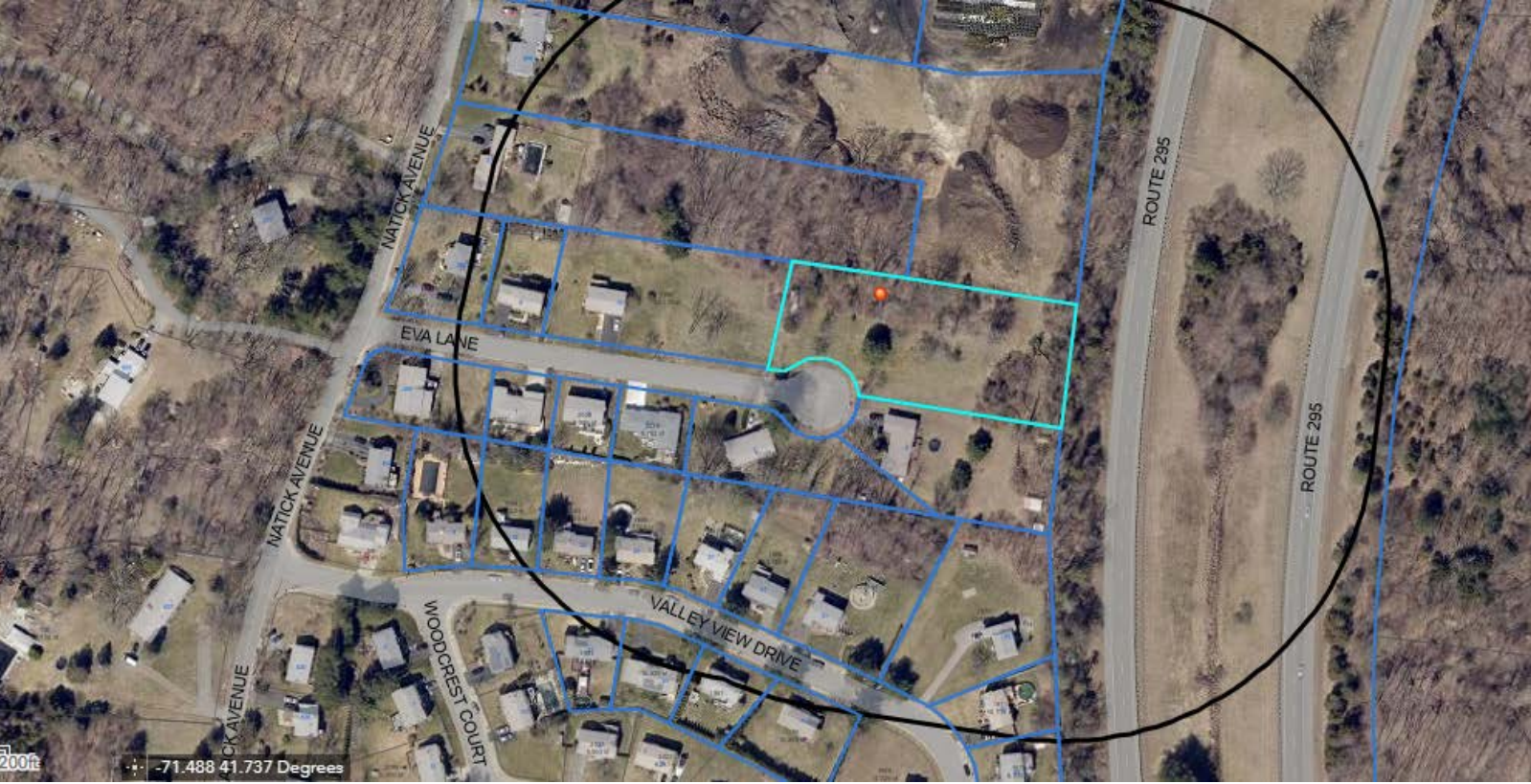
1. The subject parcel is located in Western Cranston, situated off of Natick Avenue.
2. The purpose of this subdivision is to create (2) conforming buildable lots from (1) existing lot.
3. The surrounding neighborhood is exclusively zoned A-8. All of the lots in a 400’ radius are of single-family designations.

4. The subject parcel has no wetlands and all newly proposed lots are outside of any regulated floodplains, natural heritage sites, or historic/cultural districts.

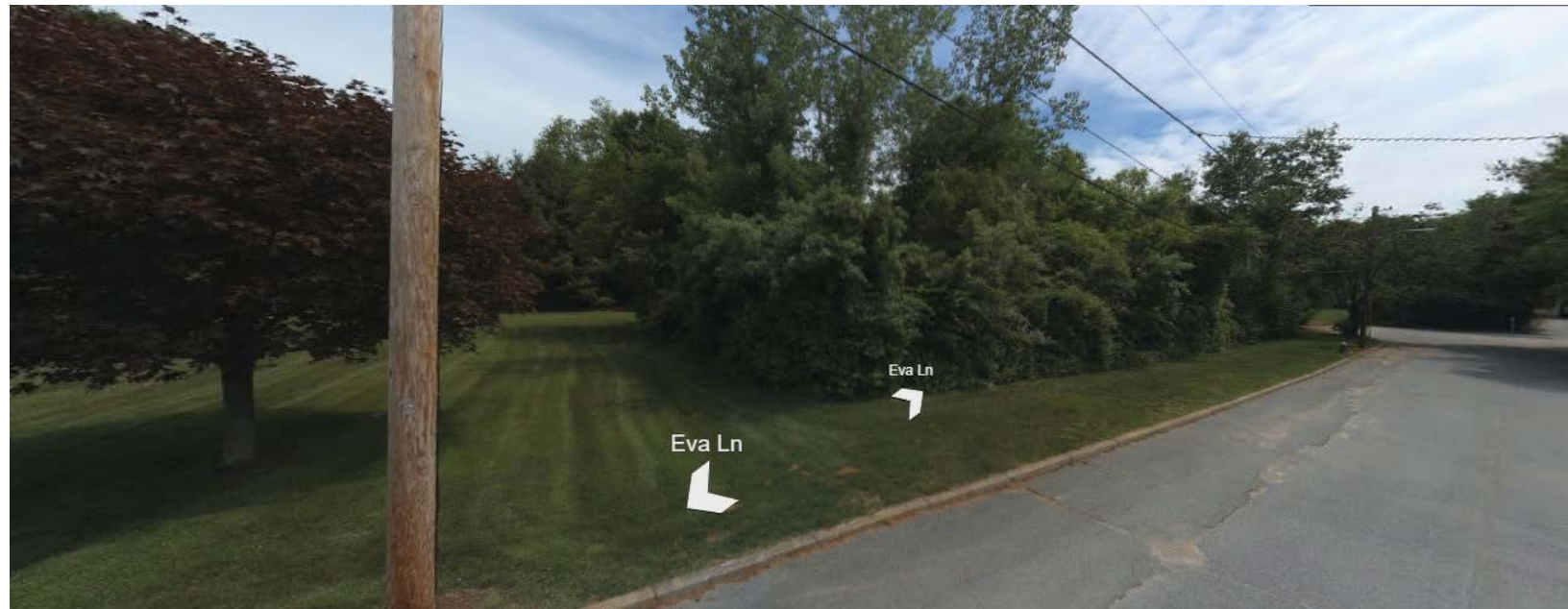
LOCATION MAP



AERIAL VIEW



STREET VIEW



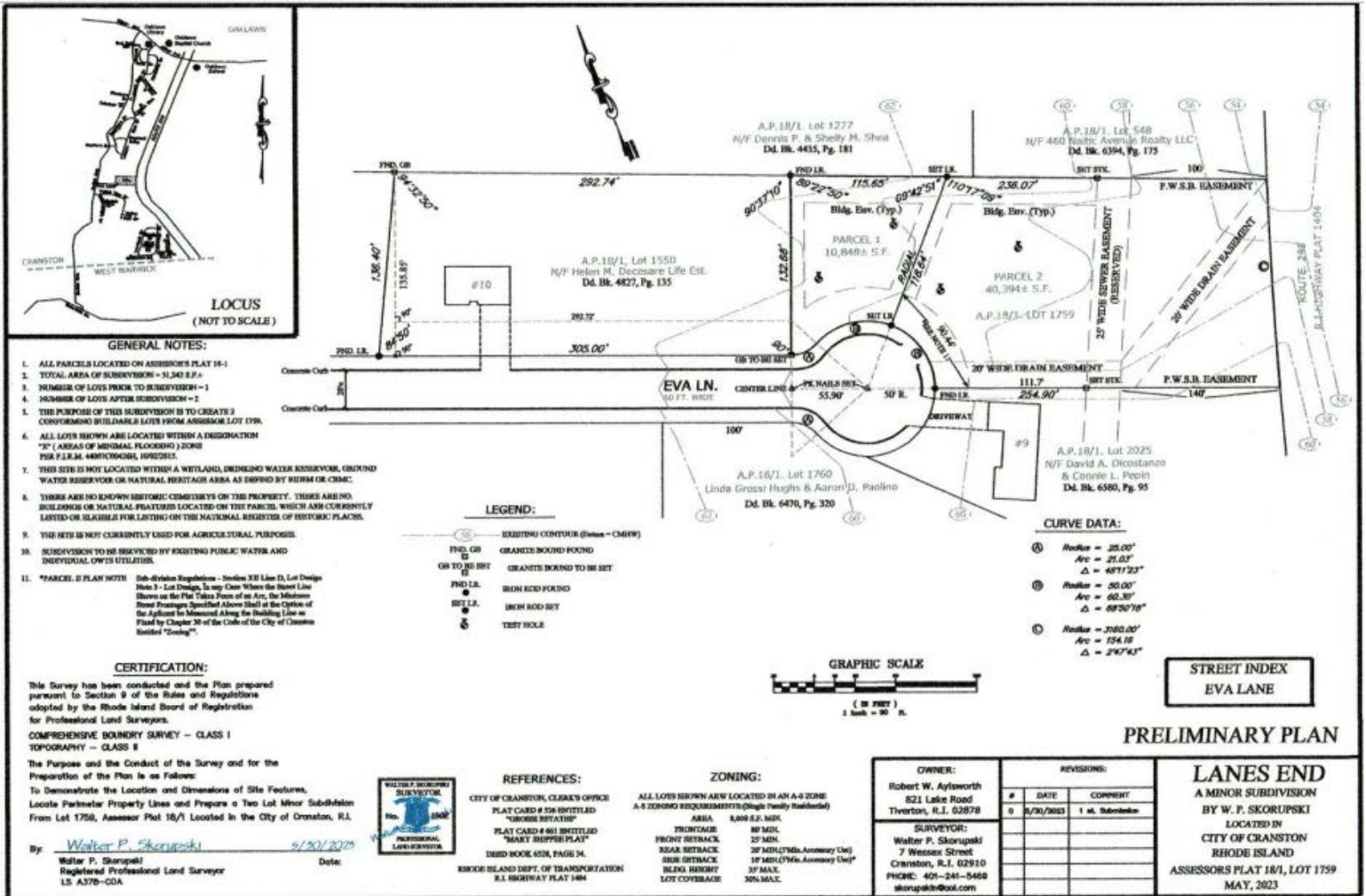
ZONING MAP



FUTURE LAND USE MAP



SITE PLAN



IV. Staff / Agency Comments

Pursuant to RIGL 45-23-41 A3, these plans were distributed for comment to the Providence Water Supply Board, Public Works Department / Engineering Division, Building and Zoning Department, and the Fire Department. Responses are as follows:

1. **The Providence Water Supply Board** – Has provided a letter regarding water availability
2. **Public Works Department / Engineering Division** – DPW Director Justin Mateus responded on 6/29/23 – “The cul-de-sac will need to be resurfaced (mill and overlay) from curb to curb within the limits of the utility connections.”
3. **Public Works Department / Traffic Safety Division** – Provided no comment at this time
4. **Fire Department** – Provided no comment at this time
5. **Building and Zoning Department** – Provided no comment at this time

IV. Interests of Others

None to report at this time

VI. Planning Analysis

The applicant proposes to subdivide one (1) existing parcel, totaling 51,242 +/- square feet, into 2 (two) individual parcels with 10,848 +/- square feet and 40,934 +/- square feet, respectively.

The proposed use (single-family residential) is consistent with the Comprehensive Plan, though the proposed density (.59 units/acre) falls below the Future Land Use Map minimum density designation of 7.26-3.64 units/acre. Staff finds this proposal to be consistent with the surrounding residential neighborhood as multiple parcels on Eva Lane are of substandard density designations.

Staff finds this proposal to be consistent with Comprehensive Plan Land Use Goal 9: “Protect and stabilize existing residential neighborhoods”, specifically Land Use Principle 9.3 “Preserve the existing density of established neighborhoods”. The average density of all the lots on the same side of the street as the subject parcel is 2.75 units/acre. The proposed density (.59 units/acre) does not exceed the average density of the street, nor the maximum density designated by the Future Land Use Map.

VII. Waivers and Variances

This application does not include a request for waivers or variances from the existing code.

VIII. Findings of Fact

An orderly, thorough, and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100’ radius have been notified via first class mail (certified by applicant’s attorney dated 6/21/23) and the meeting agenda has been properly posted.

Staff has reviewed this Preliminary Plan application for conformance with required standards set forth in RIGL Section 45-23-60, as well as the City of Cranston's Subdivision and Land Development Regulations and finds as follows:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, “The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

1. The proposed subdivision is *mostly* consistent with the City of Cranston Comprehensive Plan Future Land Use Map (FLUM). The proposed resulting density of approximately .59 units per acre is less dense than the FLUM's designation of the subject parcel as “Single Family Residential 7.26-3.64 units per acre.”
 - a. It is salient to note that a majority of the lots within the surrounding neighborhood, exclusively zoned single-family, have similarly low density designations. The lot directly abutting A.P. 18, Lot 1759 has a density designation of 0.92 units/acre.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, “The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance.”

1. The proposal is in compliance with all zoning standards and will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code.

RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, “There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.” (emphasis added)

1. No significant environmental impacts are anticipated.
2. The project will be subject to all state and local regulations pertaining to environmental impacts and wetlands.
3. The Rhode Island DEM's Natural Heritage map shows that there are no known rare species located on the site.

RIGL § 45-23-60. Procedure – Required findings. (a)(4) states, “The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.”

1. The proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
2. The design and location of building lots, utilities, drainage and other improvements will conform to local regulations for mitigation of flooding and soil erosion.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.”

1. The properties in question will have adequate permanent physical access to public city streets, namely: Natick Avenue.
2. The proposed subdivision provides for safe and adequate local circulation for vehicular traffic.

IX. Recommendation

Due to the finding that the application is generally consistent with the Comprehensive Plan, and due to the finding that the application will not negatively impact the general character of the surrounding neighborhood, staff recommends the Plan Commission provide a **positive recommendation** on this application.

CONDITIONS OF APPROVAL:

1. The applicant will include the required pre-application fee of \$140 (\$100 + \$20/unit) at the time of Final Plan application.