

City of Cranston

City Plan Commission

Allan Fung
Mayor

Jason Pezzullo
Planning Director



Michael Smith
Chair

Frederick Vincent
Vice-Chair

Robert Strom
Ken Mason

Robert Coupe
Kathleen Lanphear
Anne Marie
Maccarone

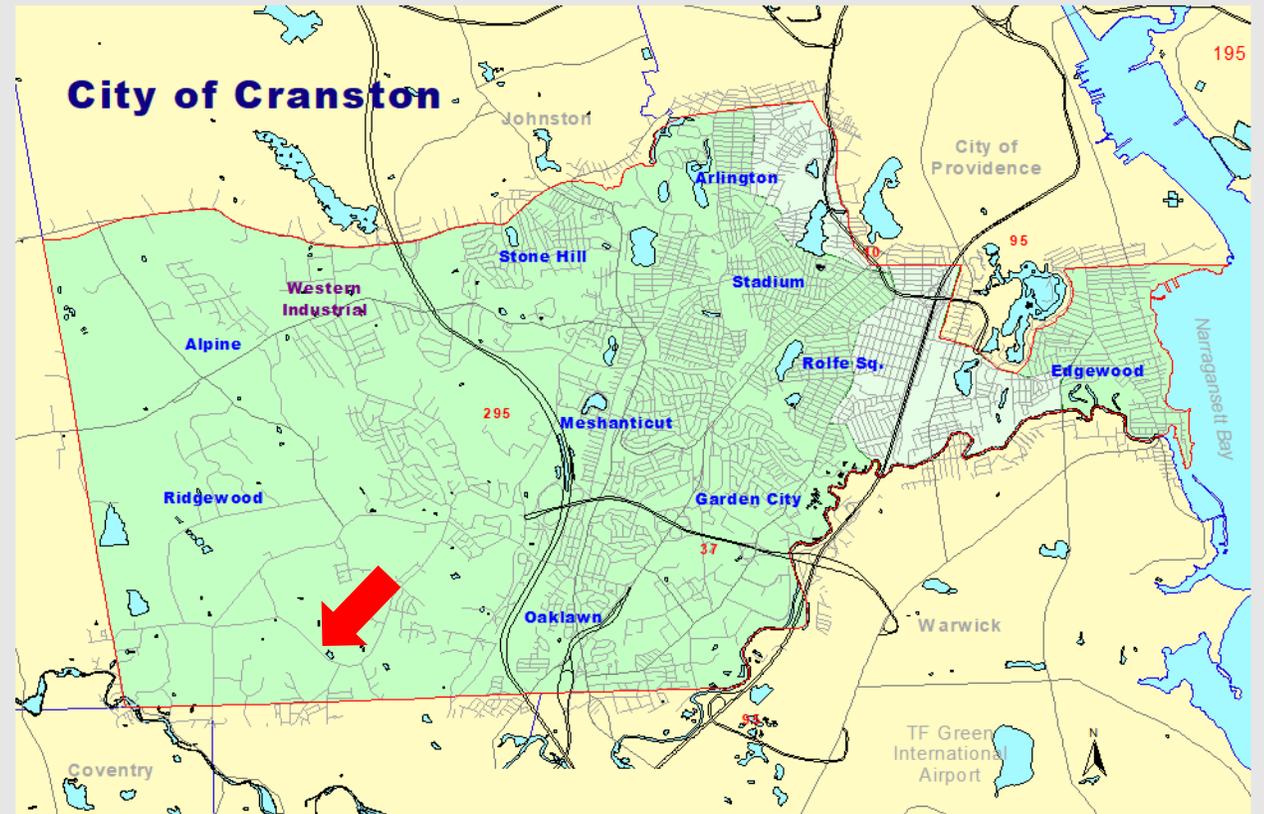
Joseph Morales
Robert DiStefano

November 4, 2020

Lombardi Family, LLC (OWNER/APP)

45 Burlingame Road, AP 24, Lot 1. Zone: A-80

**THE APPLICATION IS WITHDRAWN
WITHOUT PREDUDICE.**



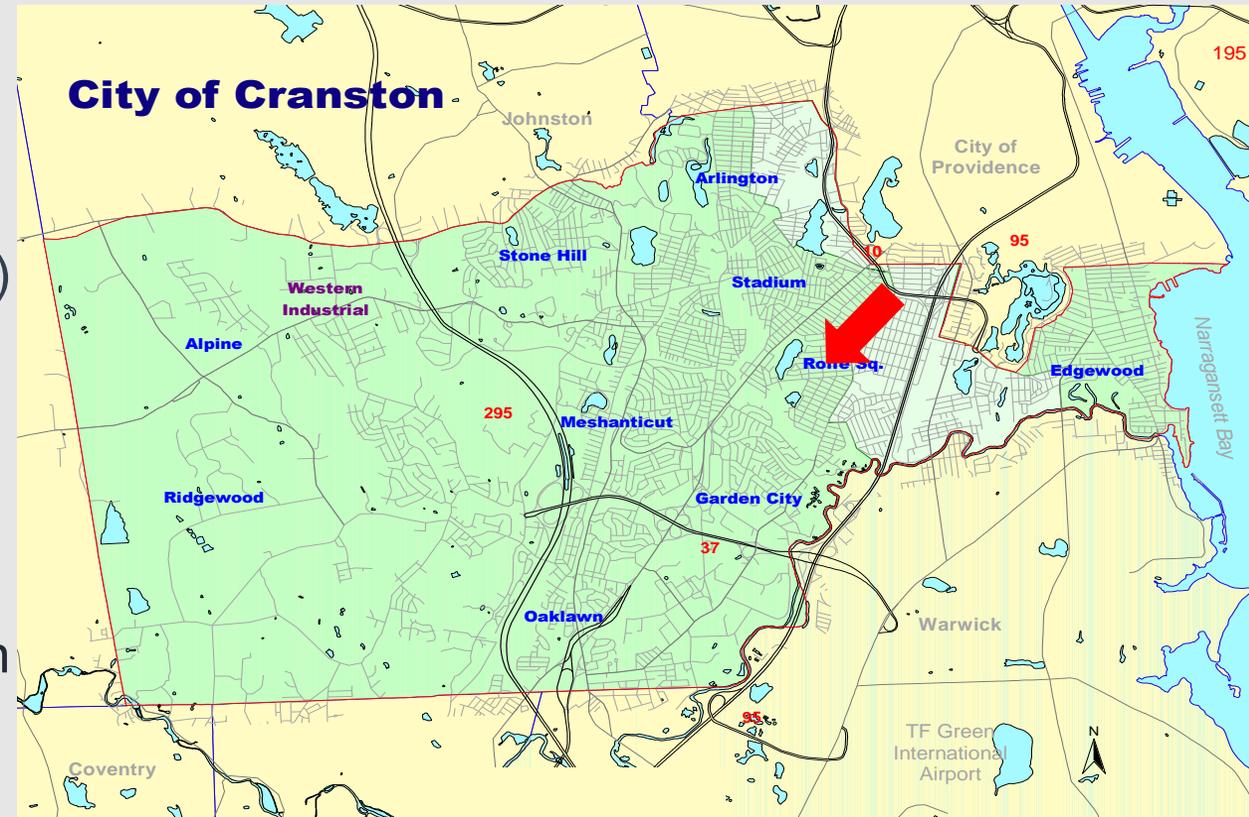
Replat of Record Lots 568, 569, and 570

Minor Subdivision without Street Extension
Preliminary Plan

**Owner/
Applicant:** Powerhouse Realty, LLC
Location: Waldron Avenue
Plat & Lot: AP 9, Lots 1155, 1156, and 1157
Area: 11,000 ft²
Zone: B-1 (Single and 2-family dwellings)
FLU: Residential Less Than 10.89 units
per acre

Proposal Summary:

The proposal is to subdivide/merge 3 existing lots (totaling 11,000 ft²) into 2 new lots. This application will require subsequent approval for dimensional relief from the Zoning Board of Review.



Summary

- The Plan Commission is charged with making a decision on the subdivision AND a recommendation to Zoning Board of Review on the dimensional variances.
- DIMENSIONAL VARIANCE REQUESTS:
 1. To allow a subdivision that will create a new buildable lot (Parcel A) that is substandard in size, whereas the lot contains 5,000 ft² while 6,000 ft² is required. [Section 17.20.120 – Schedule of Intensity]
 2. To allow a subdivision that will create an irregular side lot line that does not extend straight from the front of lot to the rear of lot. [Section 17.20.090 – Specific requirements]

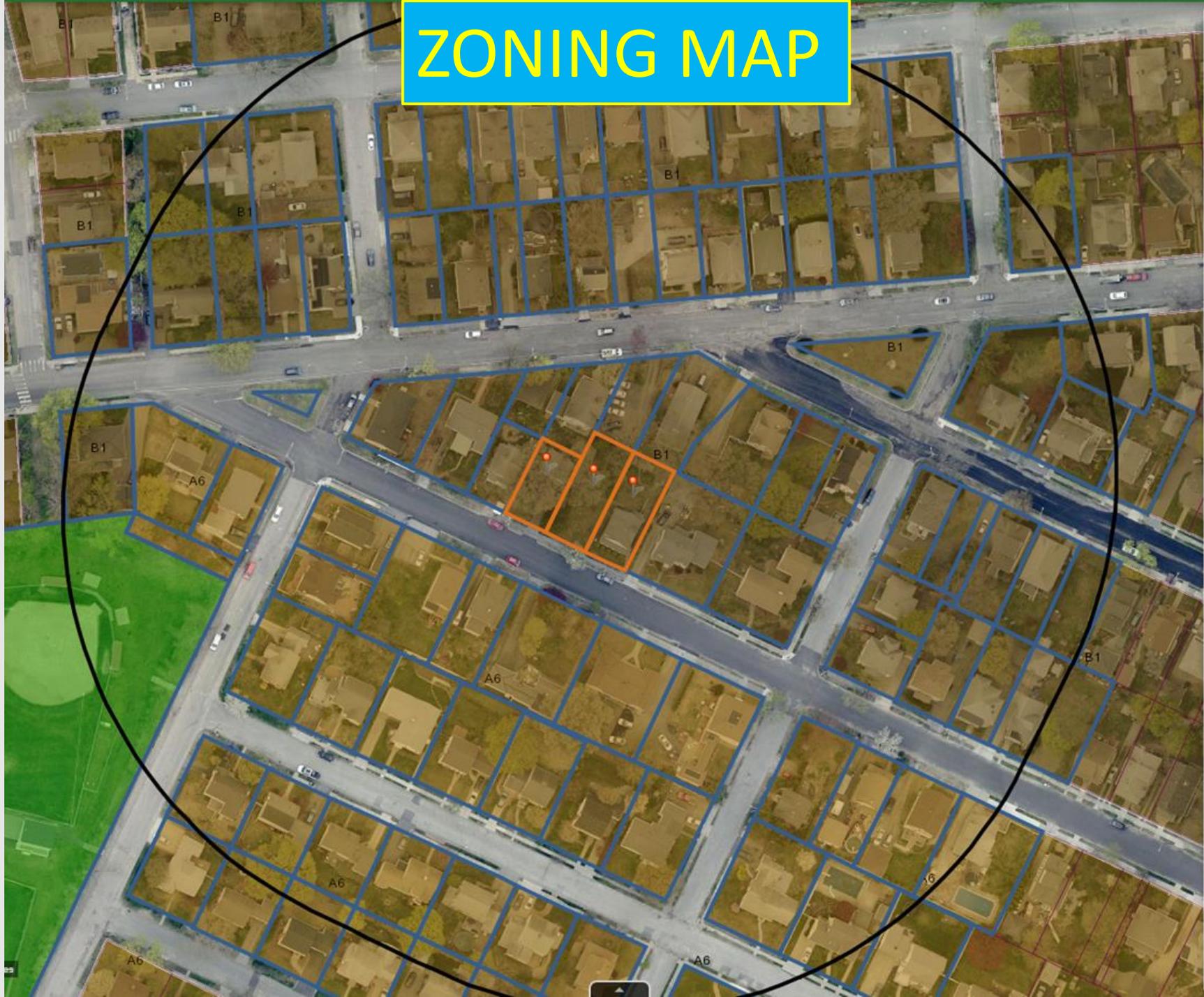
AERIAL VIEW



AERIAL VIEW – close up



ZONING MAP



FUTURE LAND USE MAP



3-D AERIAL VIEW



STREET VIEW (from Waldron Ave)



SITE PLAN



PROJECT C
 PROJECT C
 POWERHOUSE REALTY, LLC
 356 COMSTOCK PARKWAY
 CRANSTON, RI 02921

ASSESSORS PLAT 9-3 LOT 1140
 N/F STEPHEN M. FOWLER
 LE 3570 PG 151

ASSESSORS PLAT 9-3 LOT 1147
 N/F 58-100 HAWTHORNE AVENUE
 REALTY TRUST
 LE 551 PG 151

LOCUS MAP
 NOT TO SCALE

ASSESSORS PLAT 9-3
 LOT 1150
 N/F STEPHEN M. FOWLER
 LE 3570 PG 151

ASSESSORS PLAT 9-3 LOT 1148
 N/F STEPHEN M. FOWLER
 LE 3570 PG 151



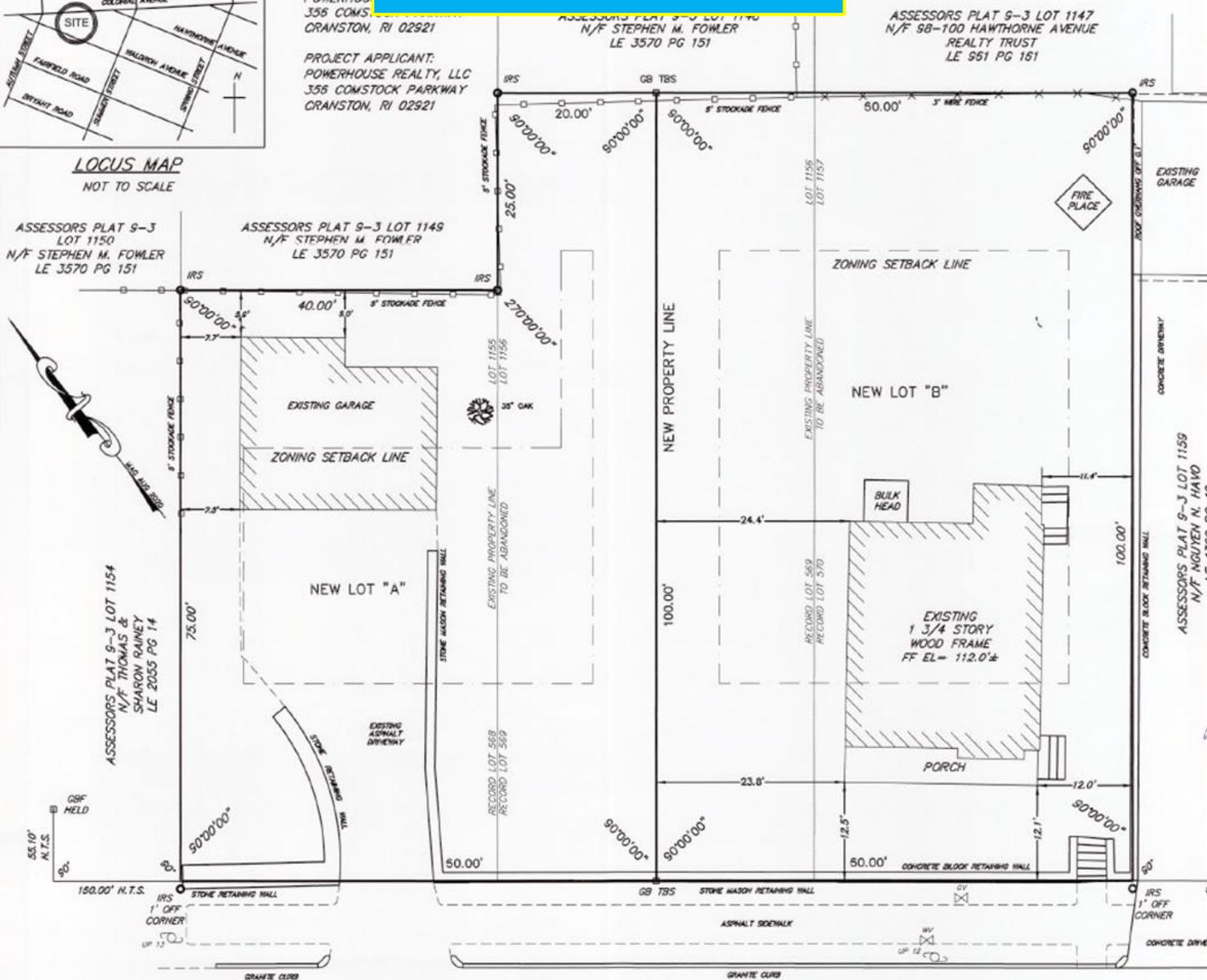
ASSESSORS PLAT 9-3 LOT 1154
 N/F THOMAS &
 SHARON RAINEY
 LE 2053 PG 14

55.10' N.T.S.
 90°

150.00' N.T.S.

IRS
 1" OFF
 CORNER

GRANITE CURB



WALDRON AVENUE
 PUBLIC - 50' WIDTH

Staff Analysis

- If approved, Parcel B will host the existing single-family house on 6,000 ft² of land, and Parcel A will be a vacant, buildable lot on 5,000 ft² of land. The applicant intends to build a conforming single-family house on Parcel A.
- The proposed irregular side lot line configuration is the result of merging 2 pre-existing lots of record that are unique in their dimensional layout.
- The applicant has submitted a neighborhood assessment as follows:
 - Total number of residential lots within a 400 ft radius: 112
 - Lots less than or equal to 5,000 ft²: 63
 - Average size of applicable lots: +/- 5,124 ft²
- Additionally, the Cranston Comprehensive Plan's Future Land Use Map designates the subject parcels as "Single/Two Family Residential Less Than 10.89 units per acre". The proposed density of the project is 7.92 units/per acres (including the pre-existing single-family dwelling) so the project is in conformance with the Future Land Use Map.

Subdivision Recommendation

Staff finds this proposal consistent with the standards for required findings of fact set forth in RIGL Section 45-23-60 as well as with the City of Cranston's Subdivision and Land Development Regulations. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and approve the Preliminary Plan application, subject to the conditions denoted below.

1. Applicant shall receive variance approval for substandard lot area and an irregular side lot line from the Cranston Zoning Board of Review prior to filing the Final Plan Application with the Cranston Planning Department.
2. Payment of the Eastern Cranston Capital Facilities impact fee in the amount of \$593.46 (1 new unit) must be submitted at the time of final plat recording.

Variance Recommendation (APP: Powerhouse Realty, LLC)

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, due to the fact that the proposed lot size is consistent with the character of the surrounding neighborhood, and due to the fact that the irregular side lot line stems from a pre-existing non-conforming condition, staff recommends the Plan Commission forward a *positive recommendation* on this application to the Zoning Board of Review.

ALBERT BACCARI & VIRGINIA A. BACCARI (OWNER / APPLICANT)

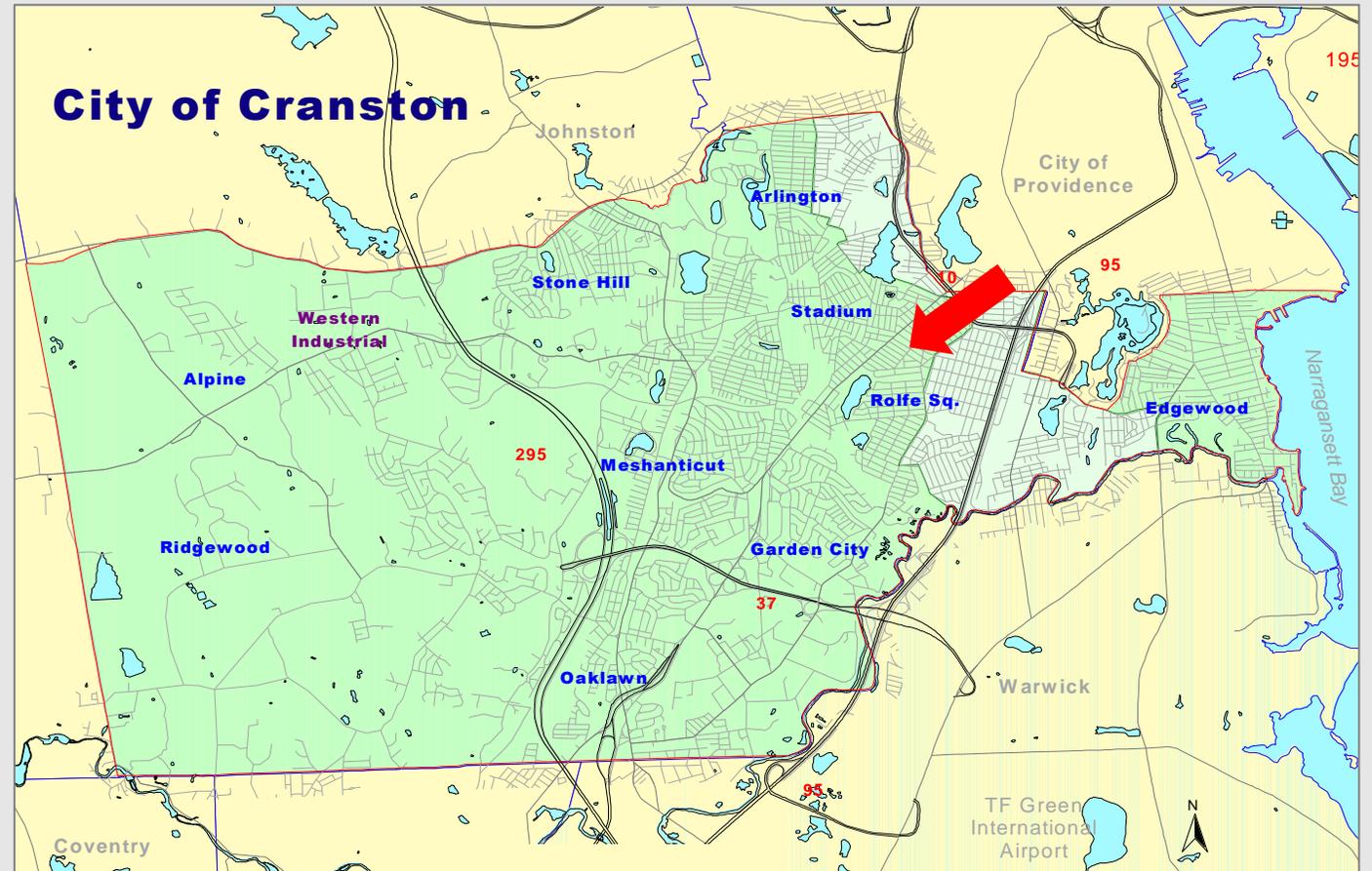
880 Park Avenue; AP 9, Lot 169. Zone: C-3

Special Use Permit Request:

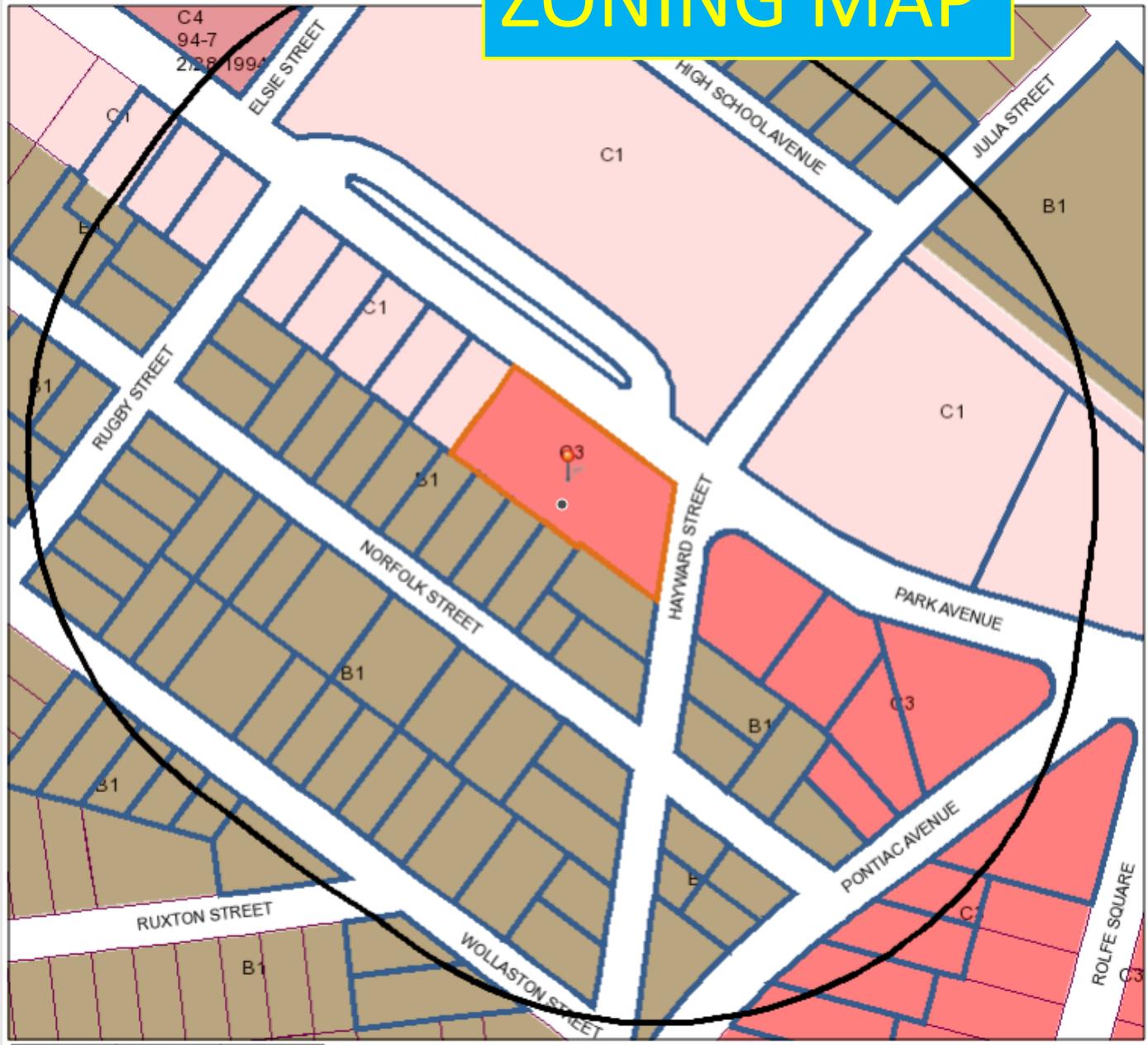
To allow an existing motor vehicle repair and service establishment to expand in a C-3 zone [17.20.030 – Schedule of Uses]

Variance Request:

To allow a building a building encroaching 13.5' into the 20' rear setback to be expanded parallel to the property line [Section 17.20.120 – Schedule of Intensity]



ZONING MAP



- Legend**
- UserSelected... Other
 - vParcels_Buffer ParcelsInBuff...
 - Parcels
 - Streets Names
 - Zoning
 - Dimensions
 - Historic Overlay
 - District
- Zoning**
- none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - EI
 - MPD
 - S1

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AERIAL VIEW



NORFOLK STREET

HAYWARD STREET

3-D AERIAL VIEW



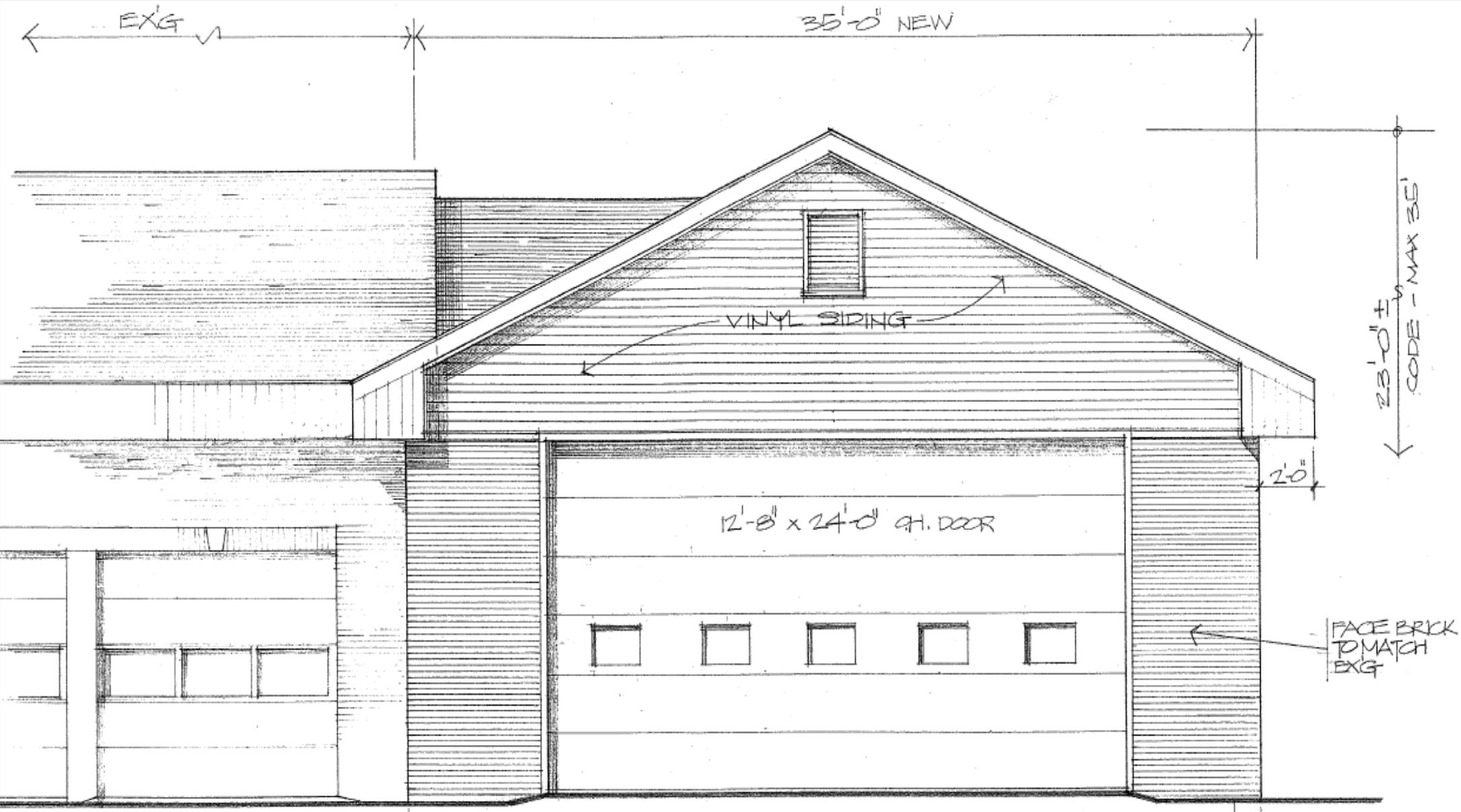
STREET VIEW (from Park Ave)



STREET VIEW (from Hayward Street)



ELEVATIONS



What Is The Standard Of Review?

- The application includes a special use permit request & a dimensional variance. State law § 45-24-42 stipulates that local Codes must have a provision to review such requests.
- Ordinance 5-20-04 would have provided such an amendment, but it was not moved by a 4-3 vote to approve the ordinance on 9/28/20 (5 votes required).
- The Legal Department has advised that, in the absence of such a provision, applicants may still request a special use permit in conjunction with a variance, *however, the standard of review elevates to the required findings for a use variance.*
- Staff believes it unreasonable to strictly apply the use variance standard in this instance and recommends the Plan Comm review the application holistically and leave the required findings to the ZBR.

Staff Analysis

- The site has been operating as a motor repair shop for decades without issue;
- The expansion would not alter or be injurious to the character of the area;
- The project now includes multiple improvements to the site, making it safer & more compliant with City Code;
- The existing interpretation for rear setbacks on corner lots would allow the additional without relief, the relief was included in an abundance of caution to be consistent with the 1986 ZBR approval;
- The proposal is consistent with the Comprehensive Plan FLUM and economic development policies.

Recommendation

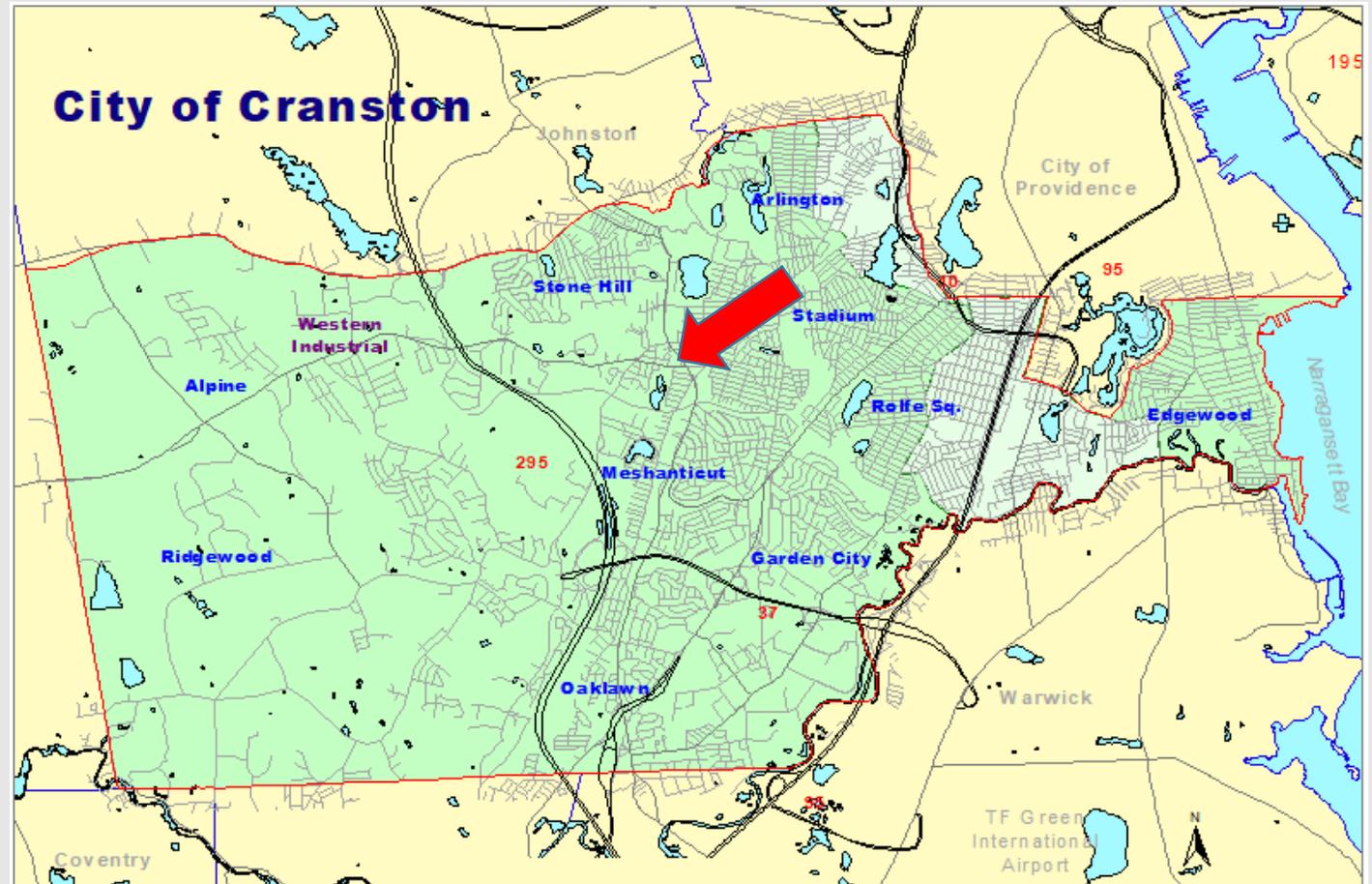
Due to consistency with the Comprehensive Plan, the proposed improvements to the site with consideration to existing conditions, and because the proposal will not be injurious to the neighboring area, staff recommends the Plan Commission forward a *positive recommendation* on the application to the Zoning Board of Review.

CGRI Cranston Atwood, LLC (OWNER / APPLICANT)

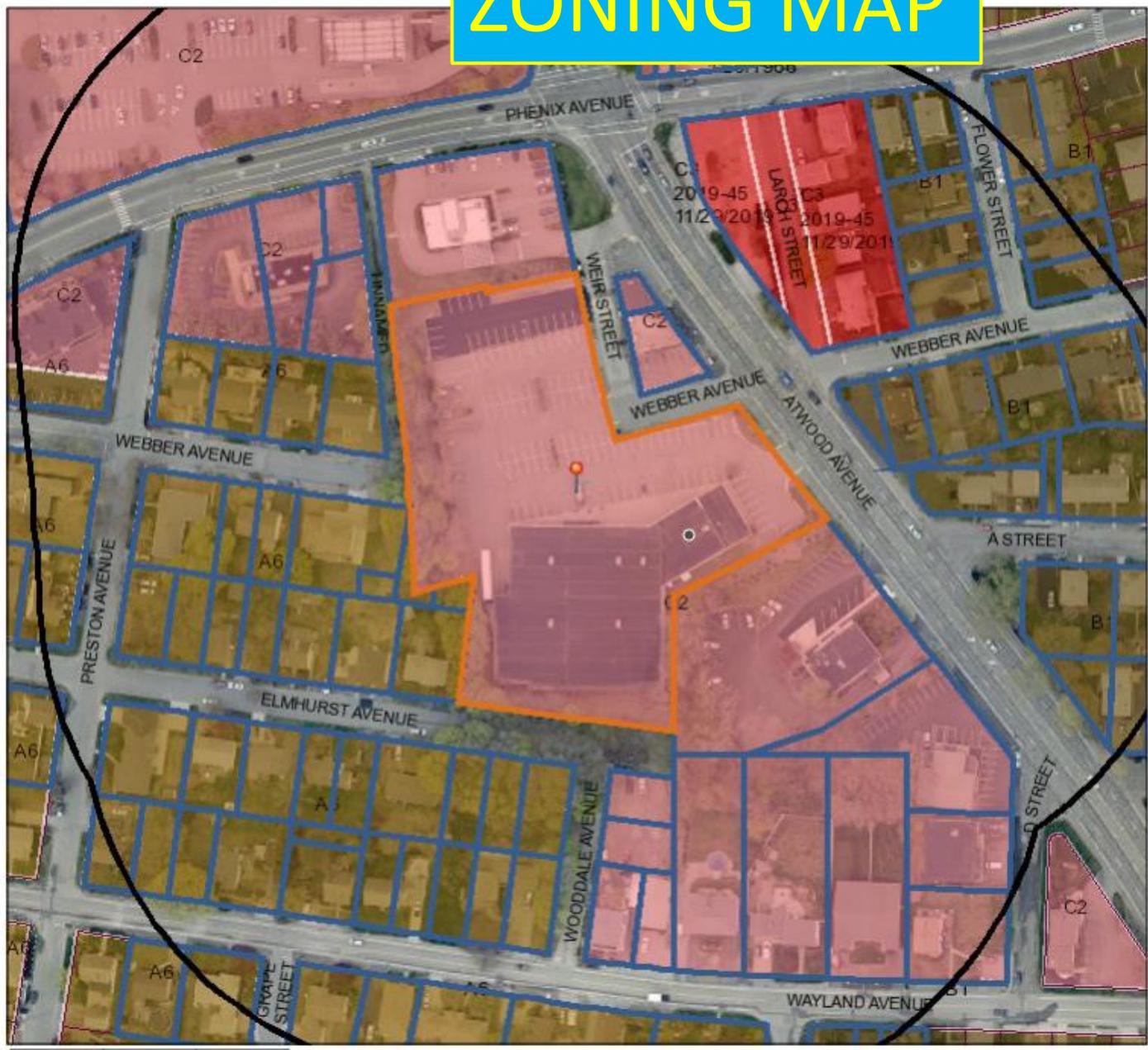
148 Atwood Avenue, AP 12, Lot 196. Zone: C-2

Variance Requests:

1. To allow an 49 ft² addition to the existing 96.26 ft² freestanding sign above the 25 ft² the maximum in C-2 zoning.



ZONING MAP



- Legend**
- UserSelected... Other
 - vParcels_Buffer Street Names
 - ParcelsInBuff... Street Names
 - Parcels Red: Red
 - Streets Names Green: Green
 - Zoning Blue: Blue
 - Dimensions
 - Historic Overlay
 - District
- Zoning**
- none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - EI
 - MPD
 - S1

0 0.025 0.05 0.075 mi

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AERIAL VIEW



AERIAL VIEW

SIGN LOCATION



SITE PLAN

ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (PLEASE CONTACT DIGSAFE PRIOR TO CONSTRUCTION @ 1-888-344-7233)

3. HORIZONTAL DATUM: RHODE ISLAND STATE PLANE -- NAD 83

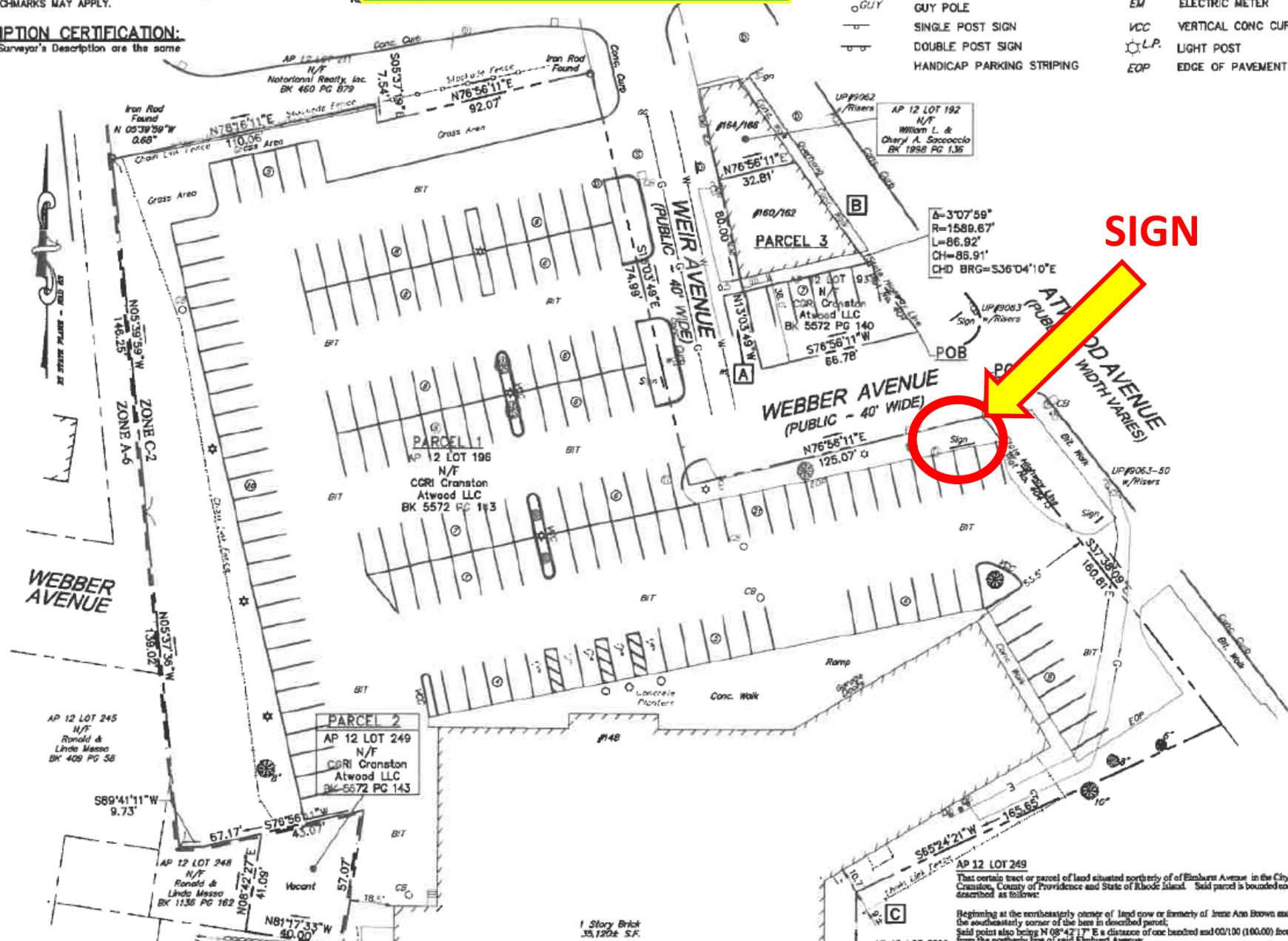
VERTICAL DATUM: NAVD 88*

* DATUM WAS DERIVED BY OBSERVED GPS ORTHOMETRIC HEIGHTS, VARIATIONS BETWEEN LOCAL BENCHMARKS MAY APPLY.

LEGAL DESCRIPTION CERTIFICATION:

Title Description and Surveyor's Description are the same Property

	GAS GATE		CLF CHAIN LINK FENCE
	WATER GATE/SHUT OFF		SQ. FT. SQUARE FEET
	HYDRANT		AC. ACRES
	UTILITY POLE		GM GAS METER
	GUY POLE		EM ELECTRIC METER
	SINGLE POST SIGN		VCC VERTICAL CONC CURB
	DOUBLE POST SIGN		L.P. LIGHT POST
	HANDICAP PARKING STRIPING		EOP EDGE OF PAVEMENT



SIGN



AP 12 LOT 249
This certain tract or parcel of land situated northerly of Elmhurst Avenue in the City of Cranston, County of Providence and State of Rhode Island. Said parcel is bounded and described as follows:
Beginning at the northeasterly corner of land now or formerly of Irene Ann Brown and the southeasterly corner of the here in described parcel;
Said point also being N 08°42'17" E a distance of one hundred and 00/100 (100.00) feet from the southeasterly line of Elmhurst Avenue.

3-D AERIAL VIEW

148 Atwood Avenue

Efendi's Mediterranean
Cafe & Bar
Takeout

Internationalails



3-D AERIAL VIEW

148 Atwood Avenue



Efendi's Mediterranean
Cafe & Bar
Takeout

Internationails

STREET VIEW

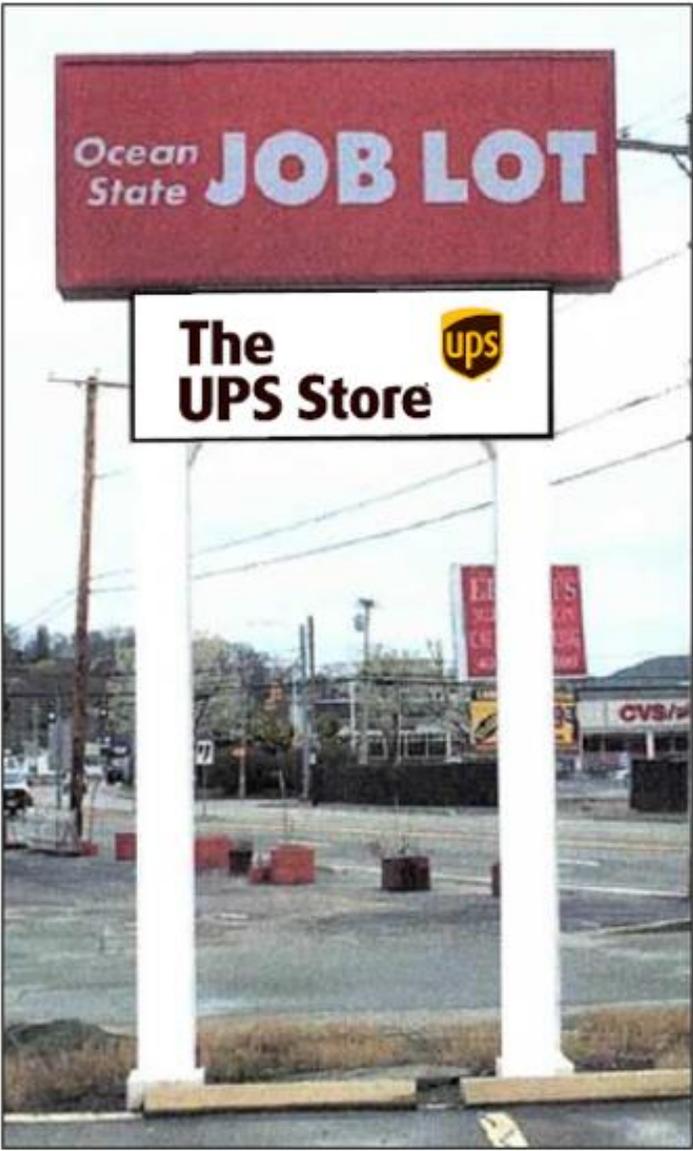


SIGN RENDERING

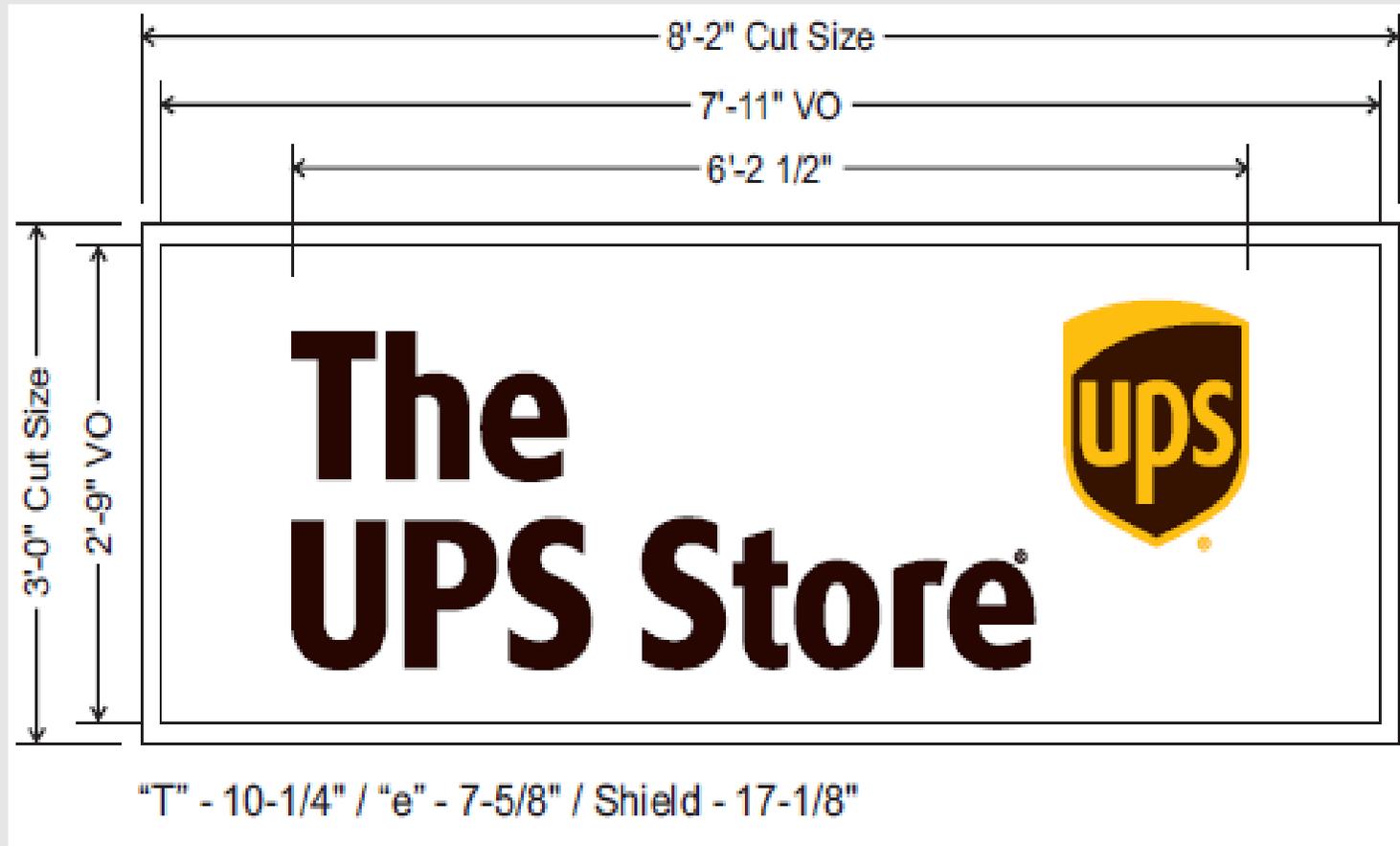
EXISTING



PROPOSED



SIGN DETAILS



Staff Analysis

- The ZBR granted relief (2003) for the existing signage on site. The proposed addition is a reasonable addition to the existing freestanding sign;
- The sign is not out of character, nor would it be injurious to the nearby area;
- The sign code is does not reasonably accommodate multitenant situations;
- The Comp Plan FLUM calls for Highway Commercial/Services, which is consistent with the proposed uses and has more lenient sign regulations, the proposal is not in conflict with the Comp Plan.

Recommendation

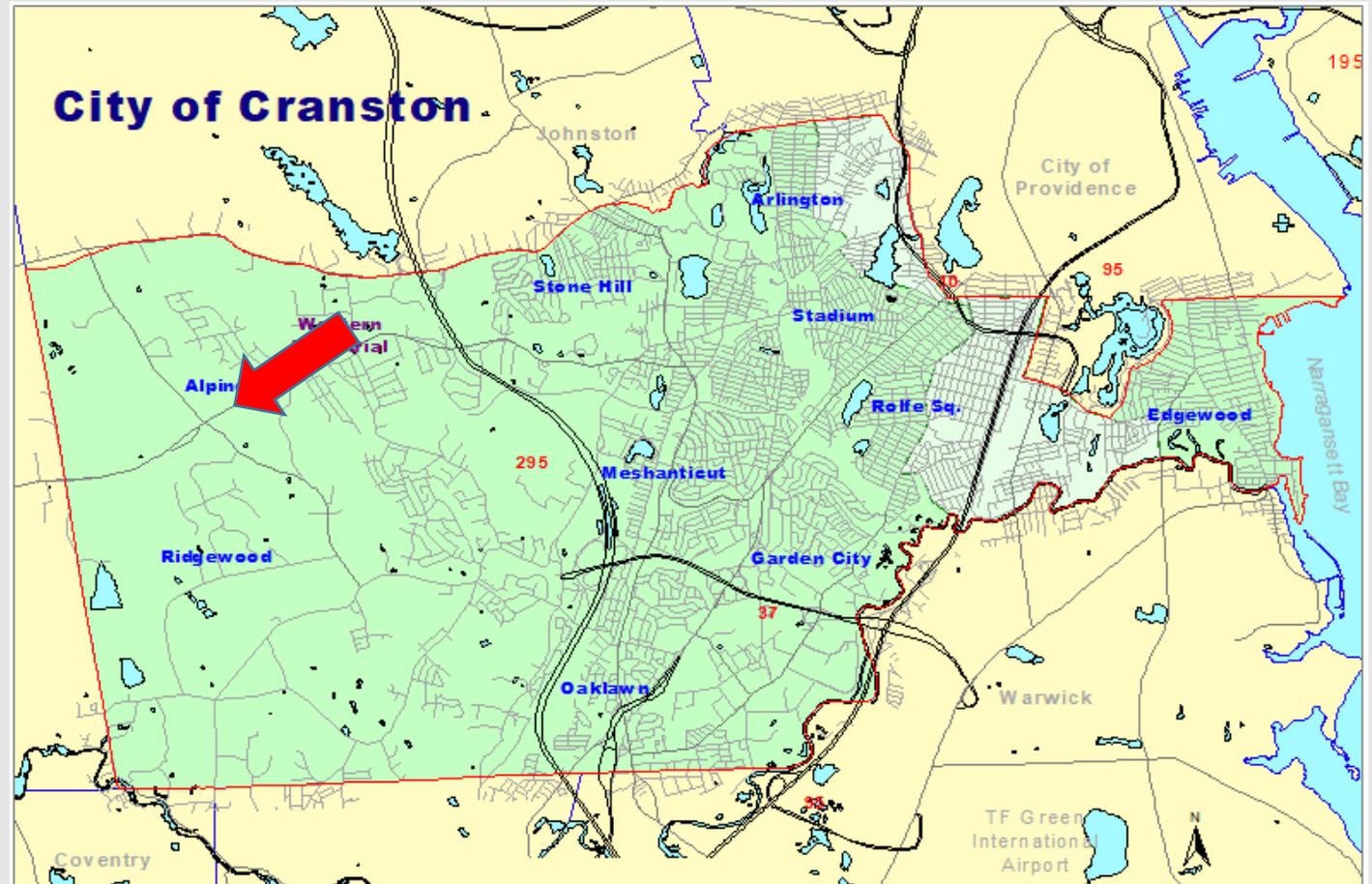
Due to the applicant's proposal to utilize the existing freestanding sign, and finding that the proposed sign would not be injurious or out of character with the surrounding commercial area, staff recommends that the Plan Commission forward a *positive recommendation* on this application to the Zoning Board of Review.

Timothy and Ann Hickey (OWNER / APPLICANT)

1626 Scituate Avenue, AP 34, Lots 25 and 32, A-80 Zone

Variance Requests:

1. To allow an administrative subdivision that will result in 2 lots with substandard frontage, whereas 145' and 155' are provided for lots 25 and 32 respectively, while 200' is required.
2. To allow a subdivision that will create an irregular side lot line for lot 32 in that the line does not extend straight from the front of lot to the rear of lot.



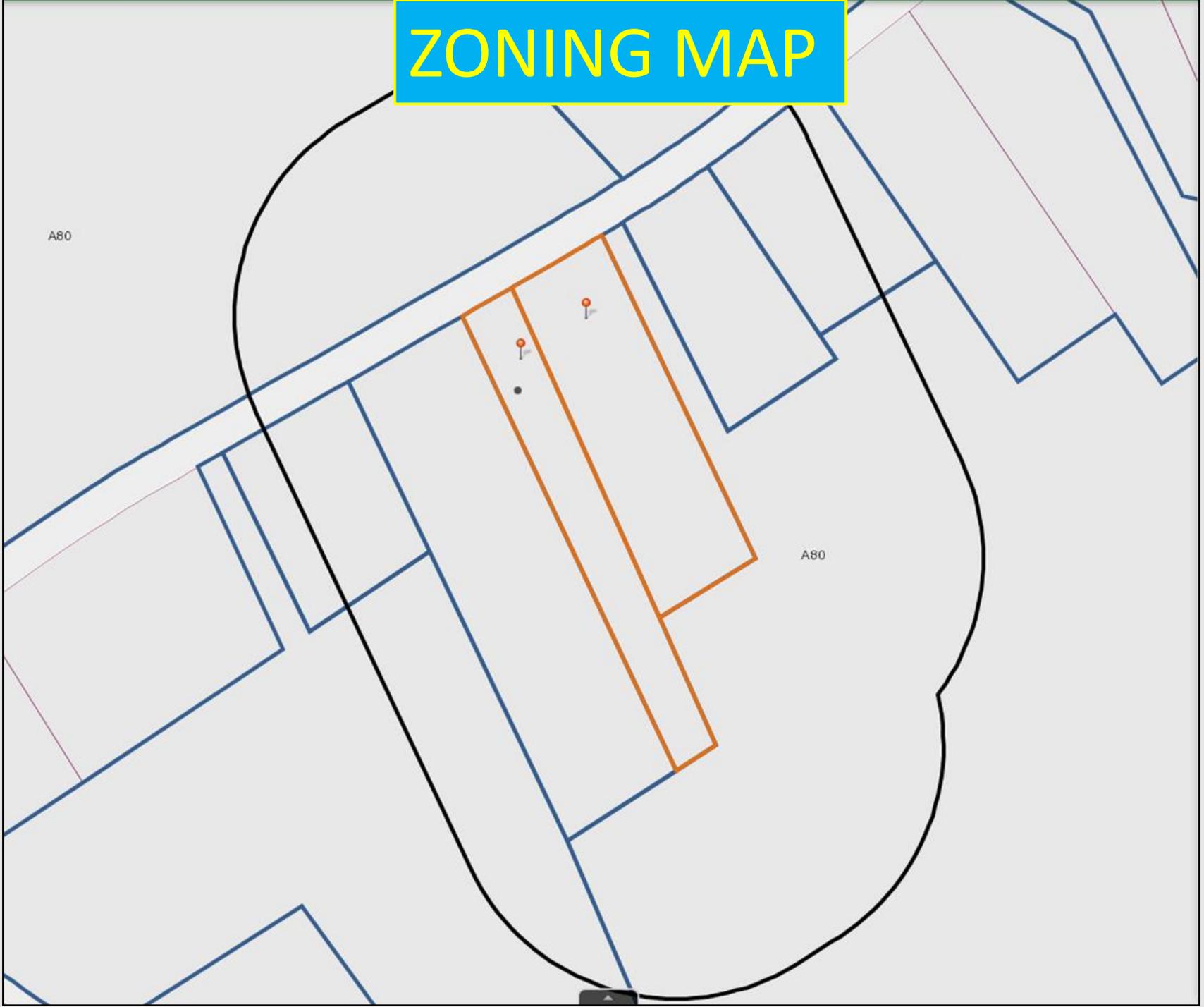
AERIAL VIEW



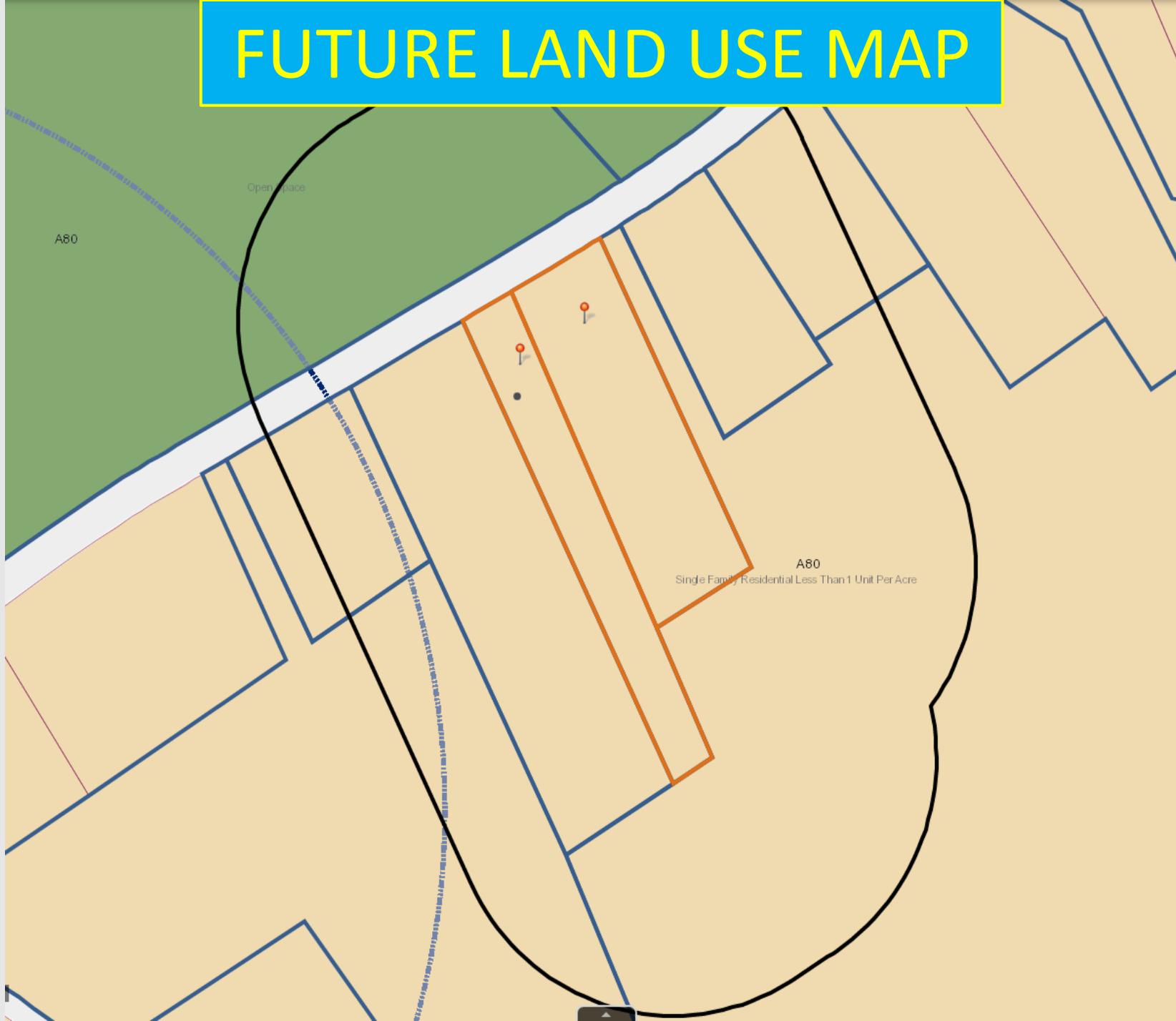
AERIAL VIEW – close up



ZONING MAP



FUTURE LAND USE MAP



3-D AERIAL VIEW

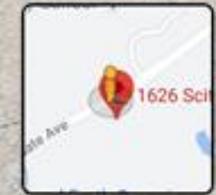


STREET VIEW (from Scituate)

1633 RI-12
Cranston, Rhode Island

Google

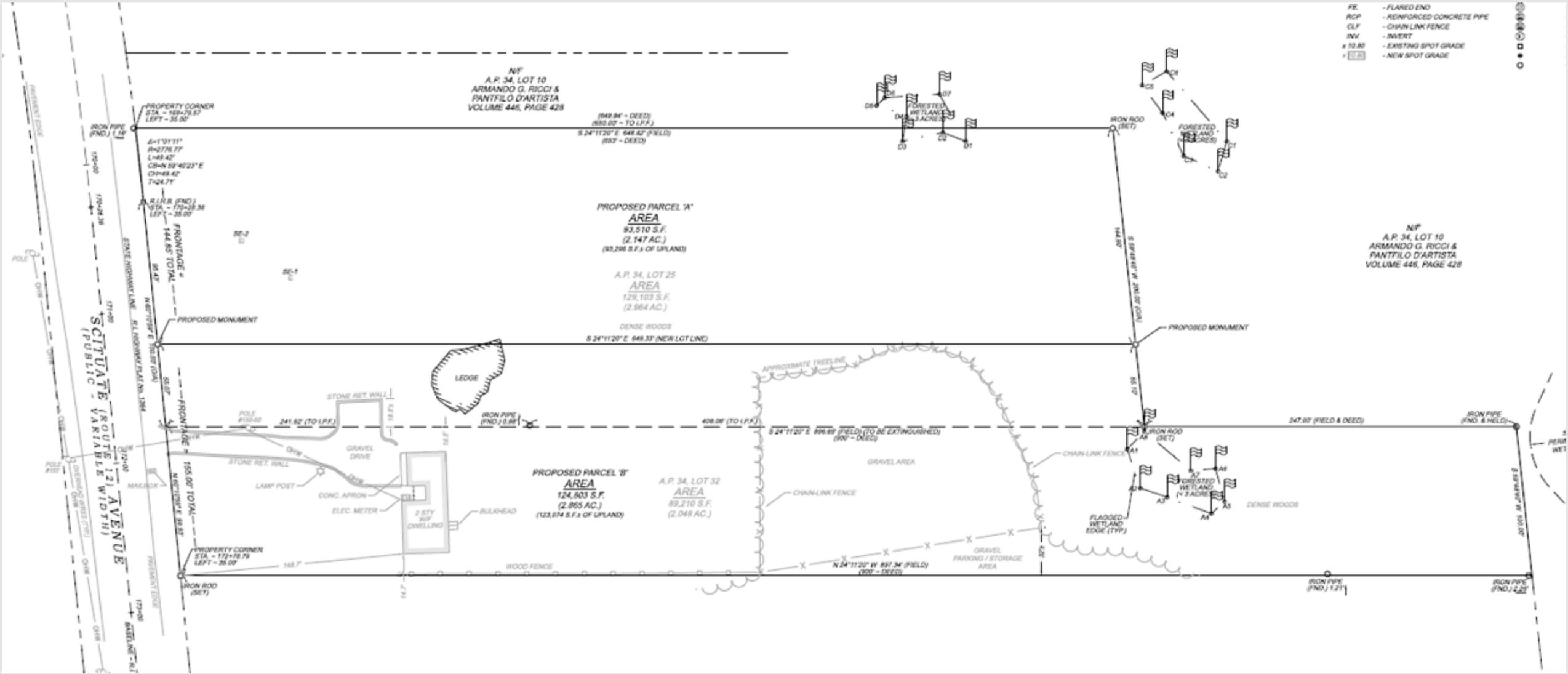
Street View



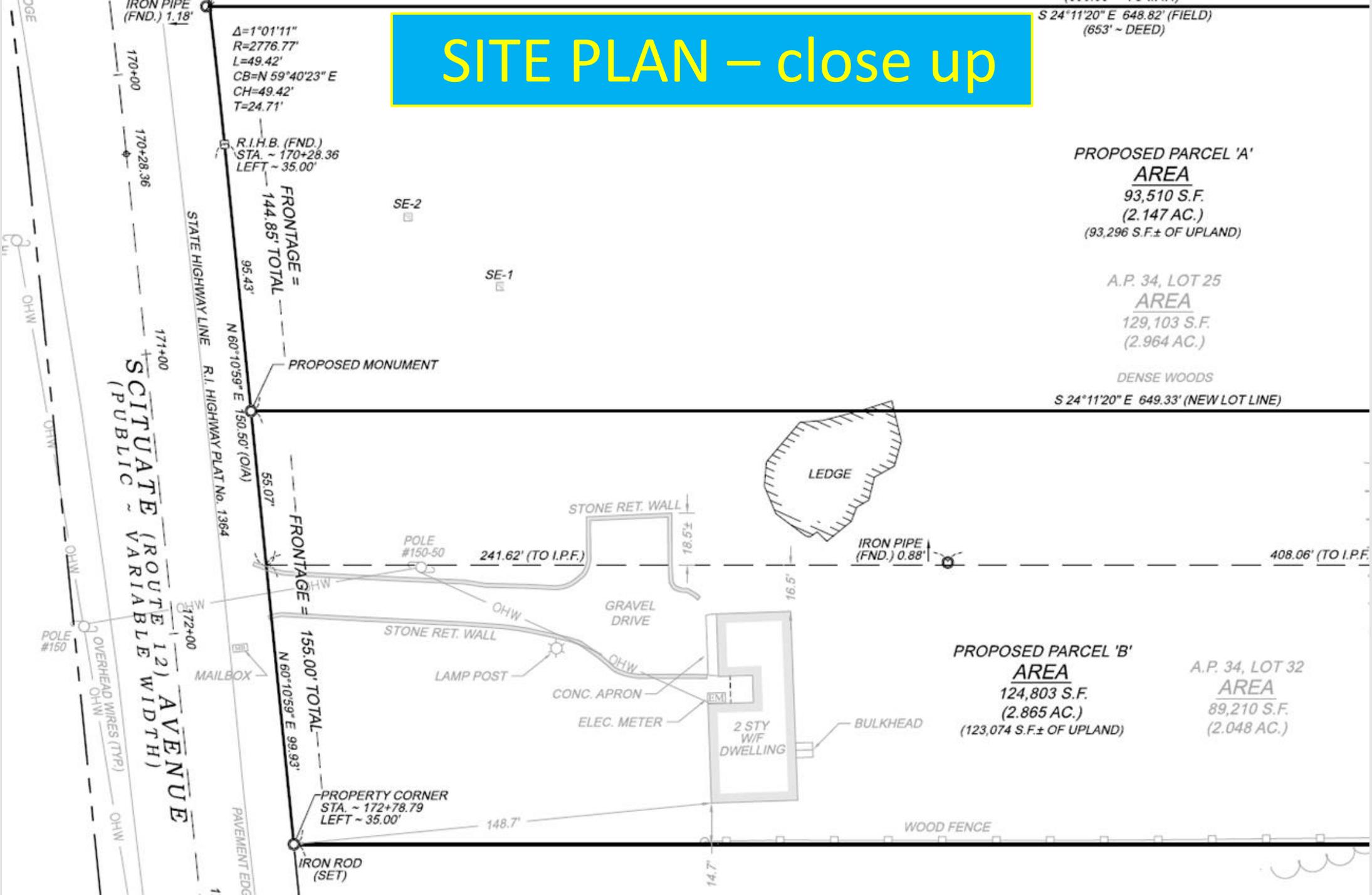
Google



SITE PLAN



SITE PLAN – close up



S 24°11'20" E 648.82' (FIELD)
(653' ~ DEED)

**PROPOSED PARCEL 'A'
AREA**
93,510 S.F.
(2.147 AC.)
(93,296 S.F.± OF UPLAND)

A.P. 34, LOT 25
AREA
129,103 S.F.
(2.964 AC.)

DENSE WOODS

S 24°11'20" E 649.33' (NEW LOT LINE)

**PROPOSED PARCEL 'B'
AREA**
124,803 S.F.
(2.865 AC.)
(123,074 S.F.± OF UPLAND)

A.P. 34, LOT 32
AREA
89,210 S.F.
(2.048 AC.)

$\Delta=1^{\circ}01'11''$
 $R=2776.77'$
 $L=49.42'$
 $CB=N\ 59^{\circ}40'23''\ E$
 $CH=49.42'$
 $T=24.71'$

R.I.H.B. (FND.)
STA. ~ 170+28.36
LEFT ~ 35.00'

FRONTAGE =
144.85' TOTAL

PROPOSED MONUMENT

FRONTAGE =
155.00' TOTAL

PROPERTY CORNER
STA. ~ 172+78.79
LEFT ~ 35.00'

IRON ROD
(SET)

SCITUATE AVENUE
(PUBLIC VARIABLE WIDTH)

STATE HIGHWAY LINE R.I. HIGHWAY PLAT No. 1364

PAVEMENT EDGE

LEDGE

2 STY
W/F
DWELLING

BULKHEAD

WOOD FENCE

STONE RET. WALL

GRAVEL DRIVE

STONE RET. WALL

LAMP POST

CONC. APRON

ELEC. METER

POLE #150-50

241.62' (TO I.P.F.)

IRON PIPE (FND.) 0.88'

408.06' (TO I.P.F.)

N 60°10'59" E 150.50' (O/A)

55.07'

N 60°10'59" E 99.93'

SE-1

SE-2

170+00
170+28.36

171+00

172+00

POLE #150

MAILBOX

IRON PIPE (FND.) 1.18'

OHW

OHW

OHW

OVERHEAD WIRES (TYP)

OHW

Staff Analysis

- The overall proposal is to relocate an existing side property line that would result in 2 variance requests for substandard frontage (for both lots 25 and 32) and a variance request to allow an irregular side lot line (for lot 32).
- The purpose of the application is to relocate the lot line so that all of the driveway improvements to the existing single family home would be located on one lot.
- The result of the application is that the 2 lots would have a more even distribution of frontage and lot area.
- The Cranston Comprehensive Plan's Future Land Use Map designates the subject parcels as "Single Family Residential Less Than 1 unit per acre". The proposed density of the project, assuming the vacant lot would be developed with a single family residence, is 0.4 units/per acres so the project is in conformance with the Future Land Use Map despite the need for a frontage variance.

Recommendation

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the application will not increase the housing density level beyond what is allowed by-right in zoning, staff recommends the Plan Commission forward a [positive recommendation](#) on this application to the Zoning Board of Review.

NOTE: The variance request for frontage relief has been broken into 2 separate agenda items consistent with the Zoning Board of Review agenda. As such, the 2 frontage variances will require 2 separate motions for lots 25 and 32 respectively.