

**PLANNING REPORT ON:
MULTI-FAMILY RESIDENTIAL PROJECT
CITY OF CRANSTON, RI**

THE RESIDENCES AT OAKLAWN AVENUE

**PREPARED FOR:
CARPIONATO GROUP, LLC**

**PREPARED BY:
JDL ENTERPRISES
JOSEPH D. LOMBARDO, AICP, PRESIDENT
JANUARY 2023**

PURPOSE OF REPORT ~

The purpose of this report is to complete a Planning Report to the City of Cranston with regard to the proposed Multi-Family Residential Project by Carpionato Group, LLC. This report includes a review of the City’s Comprehensive Community Plan, and Zoning Ordinance and support for the proposed amendments to the Comprehensive Plan and Zoning Map applications. In addition, this report provides recognition and consideration of the applicable purposes of the Zoning Ordinance. It is the express purpose of this Planning Report to provide a Summary and Conclusions with respect to the consistency with the Comprehensive Community Plan and Zoning Ordinance Purpose Statements.

PROJECT SUMMARY ~

Description:

The applicant proposes to construct a single Multi-Family Residential building. The 2-story,12-unit structure will occupy the central portion of the site. In addition, Two (2) of the twelve (12) units will be designated as Low and Moderate Income Units (LMI). One entrance is proposed on Oaklawn Avenue on the northern end of the property. Parking facilities are primarily proposed on the southern portion of the lot, but will also include additional garage parking within the building with access provided on both the eastern and western side.

DESCRIPTION OF ZONING DISTRICTS ~

The following Zoning District descriptions are appropriate to this application:

EXISTING and PROPOSED ZONING DISTRICT

This Major Land Development application is being proposed in coordination with a proposed change of zone request (Ordinance #1-23-02) to change the property’s existing zoning designation of **A-8 Zoning District** from Lot 670 of Plat 17-3 (Oaklawn Avenue) to **B-2 Zoning District** with Conditions on Lot 670 of Plat 17-3 (Oaklawn Avenue)

“Conditions” include:

1. **Density:** Lot area requirements prescribed by Code Section 17.20.090 *Specific Requirements* shall not apply. The prescribed density shall not exceed **twelve (12) residential units** for the subject parcel.

PROPOSED COMPREHENSIVE PLAN AMENDMENT ~

Additionally, the applicant seeks to amend the Comprehensive Community Plan Future Land Use Map designation of **FUTURE LAND USE PLAN 2012**:

Change the property located at Oaklawn Ave and more particularly designated as Tax Assessor's Plat 17-3, Lot 670 from the present designation of:

“Single Family Residential 7.26 To 3.64 Unit Per Acre”

Change the property located at Oaklawn Ave and more particularly designated as Tax Assessor's Plat 17-3, Lot 670 To:

“Multi-Family.”

(Ordinance #1-23-01)

CONSISTENCY AND COMPLIANCE WITH THE COMPREHENSIVE PLAN

LAND USE ELEMENT ~

LUG-2 Promote mixed use (commercial, industrial, and residential) development that will:

- Focus on a few key redevelopment sites;
- Improve the quality of new development;
- Incorporate ‘smart growth’ principles.

Opinion: This Goal, while general in nature, shows the importance of mixed uses in the community to balance development in these sectors.

Part III. Strategies and Actions

Land Use Principles

During the comprehensive planning process, it was determined that there were common themes among many of the ideas, suggestions, and issues regarding land use that also affected the other elements. These themes support the following land use principles and provide a basis for actions proposed in this plan. (Applicable to the applicant)

Principle 4: Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life. Protect the natural, historic and visual resources that define the neighborhoods. In addition, support the existing residential development patterns in order to stabilize the residential blocks and neighborhoods.

Opinion: The Residences at Oaklawn Avenue project was designed with this Principle in mind. Locating a multi-family complex in an area that is typified by similar development in a residential portion of Cranston abides by this principle.

Future Land Use Map.

The Future Land Use Map shows the proposed future land use citywide.

Multi-Family. The Plan identifies the larger existing complexes of rental or condominium developments as Multi-family. The appropriate zoning designation for Multi-family is B-2, C-1 and C-2. Mixed-Use Planned Development.

Carpionato Group, LLC proposes to change the Property's designation from Single-family Residential to Multi-family. **This will allow the change in Zoning District designation from A-8 to B-2 (with conditions).**

Economic Development Element ~

As Cranston moves forward, it still needs to address the traditional economic development goals:

- Increase the tax base with new private investment in commercial and industrial properties;
- Promote emerging industries to maintain local shares of jobs and businesses;
- Export new goods and services to regional populations and attract outside money in support of economic development; and
- Create new and better jobs.

Opinion: These goals are typically found in most Comprehensive Plans. The key phrases are: increase tax base, attract outside money for economic development, and create new jobs. Equally important, in order to support these traditional economic development goals requires quality housing targeting employees being attracted to the City. This is necessary to keep pace with that development. The Residences at Oaklawn Avenue is exactly that type of housing. The project will provide temporary construction jobs available to Cranston residents. It will not only add to the economic base of the City, but will be an increase of tax revenue produced from this vacant site today. This project is located along a major arterial, Oaklawn Avenue, and with proper design for traffic control, will not impact the neighboring area

HOUSING ELEMENT ~

HG-2 Permit a variety of residential development types to achieve multiple community objectives.

HP-2.2 Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans

HG-3 Achieve a balance between economic development and housing in the City.

HP3.1 Provide housing resources to support the range of jobs that reflects the City's economic base, and encourage the development of housing at levels that are consistent with household purchasing power.

HP-3.2 Maintain the stability of established neighborhoods in connection with continued economic development and revitalization: in particular, protect neighborhoods abutting the City's major commercial corridors from adverse impacts arising from incompatible uses.

HG-4 Promote housing opportunity for a wide range of household types and income levels.

HP-4.1 Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

Opinion: This project meets the above stated Housing Goals. As stated previously, it is equally as important to support traditional economic development goals that requires quality housing targeting employees being attracted to the City. This is necessary to keep pace with that development. The Residences at Oaklawn Avenue is exactly that type of housing. As noted, this project is located along a major arterial, Oaklawn Avenue, and with City review and proper design for traffic control, impacts the neighboring area can be avoided. In addition, Two (2) of the twelve (12) units will be designated as Low and Moderate Income Units (LMI).

THE SUITABILITY QUESTION ~

A central theme to any Comprehensive Plan and the Cranston Comprehensive Plan is:

This Comprehensive Plan has been updated to guide future growth and change in Cranston and lays out the means and methods to create the best possible future for Cranston for the plan's horizon and beyond.

THE RESIDENCES AT OAKLAWN AVENUE DEVELOPMENT SITE AND SURROUNDING AREA



The Residences at Oaklawn Avenue project (Project) is a multi-family residential development. The subject property is located on Oaklawn Avenue in a residential area of Cranston, RI, with a mixture of dense single-family homes and multi-family complexes nearby. The lot has approximately ± 233 feet of frontage on Oaklawn Avenue. The property is currently undeveloped and comprised of grasses/weeds and shrubs. The site generally slopes over very mild grades over the lot toward the abutting residences to the north, west and south, as illustrated on the aerial photograph above. The current use of the site is vacant land.

Opinion: The Residences at Oaklawn Avenue site in Cranston is truly a mixed-residential area, not a homogenous pattern of all single-family or multi-family homes. The property has good visibility and ease of access on a major roadway that points towards a very suitable site for the proposed The Residences at Oaklawn Avenue. While the site has been zoned for single-family homes, its size, configuration, and superior location provide an excellent opportunity to add one and two bedroom apartments in this portion of Cranston with the proper zoning designation, as requested.

**The Residences at Oaklawn Avenue Residential Development, Cranston, RI
PLANNING REPORT - by JDL ENTERPRISES
January 2023**

CONSISTENCY AND COMPLIANCE WITH THE ZONING ORDINANCE ~

As required under state law, the zoning ordinance and all amendments thereto, shall be consistent with the city's comprehensive plan, as described in Rhode Island General Laws Section 22-2 and shall provide for the implementation of the city's comprehensive plan.

Among its findings and recommendation to the city council with respect to a proposal for amendment of a zoning ordinance or zoning map, **the planning commission** shall:

- A. Include a statement on the general consistency of the proposal with the comprehensive plan of the city, including the goals and policies statement, the implementation program and all other applicable elements of the comprehensive plan; and
- B. Include a demonstration of recognition and consideration of each of the applicable purposes of zoning as presented in Section 17.04.010 of this title.

The following purposes are taken from the Zoning Ordinance – Article I General provisions and are deemed applicable and germane to the proposed applications to amend the Comprehensive Plan and Zoning Map by Carpionato Group, LLC:

17.04.010 - General purposes.

The regulations, zones and districts herein set forth are made in accordance with a comprehensive plan prepared, adopted and as may be amended in accordance with RIGL Section 45-.22.2 and shall be designed to address the following purposes.

- A. Promoting the public health, safety, morals and general welfare.
- B. Providing for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs.
- C. Providing for orderly growth and development which recognizes:
 - 1. The goals and patterns of land use contained in the comprehensive plan of the city adopted pursuant to RIGL Section 45-22.2;
 - 2. The natural characteristics of the land, including its suitability for use based on soil characteristics, topography and susceptibility to surface or groundwater pollution;
 - 4. The values of unique or valuable natural resources and features;
 - 5. The availability and capacity of existing and planned public and/or private services and facilities;
 - 6. The need to shape and balance urban and rural development; and
 - 7. The use of innovative development regulations and techniques.

G. Providing for the protection of public investment in transportation, water, stormwater management systems, sewage treatment and disposal, solid waste treatment and disposal, schools, recreation, public facilities, open space and other public requirements.

H. Promoting a high level of quality in design in the development of private and public facilities.

I. Promoting implementation of the comprehensive plan of the city adopted pursuant to RIGL Section 45-22.2.

Specifically, the following change to the Zoning Map is requested to support the development for Carpionato Group, LLC:

To change the property's existing zoning designation from **A-8 Zoning District** Lot 670 of Plat 17-3 (Oaklawn Avenue) to **B-2 Zoning District** with Conditions on Lot 670 of Plat 17-3 (Oaklawn Avenue)

“Conditions” include:

1. **Density:** Lot area requirements prescribed by Code Section 17.20.090 *Specific Requirements* shall not apply. The prescribed density shall not exceed **twelve (12) residential units** for the subject parcel.

Opinion: All the above-mentioned Purposes of Zoning should be considered by both the Planning Commission and the City Council in deciding on this important land use application by Carpionato Group, LLC. All of these purposes are met by the project and the applicant's request before the City.

I have reviewed the overall Site Plans prepared by Garofalo & Associates, and find that, except for future site design, for those zoning items that may apply, either the applicant can make design provisions to comply, or there is adequate land area to accomplish these requirements at subsequent future stages of any future design and approval by the City with the conditions requested in the Zone Map amendment to B-2 to allow the development.

SUMMARY AND CONCLUSION ~

It was stated that the express purpose of this Planning Report is to provide a Summary and Conclusion with respect to the Applications by Carpionato Group, LLC for a change to the Cranston Zoning Map and Comprehensive Plan for this specific location, Tax Assessor's as Plat 17-3 Lot #670. This report describes the nature of the request by Carpionato Group, LLC and the description of the existing Zoning District A-8 and proposed new zone, B-2 with conditions. The report then outlined those Recommendation Strategies of the Land Use, Housing and Economic Development Elements of the Comprehensive Plan as well as the general goals and policies that were deemed to be germane to the proposed Comprehensive Plan Future Land Use Map and Zoning Map amendments proposed by Carpionato Group, LLC.

Further, the Purposes of the Zoning Ordinance which were deemed applicable to this application by Carpionato Group, LLC, were presented in this report. These purposes of Zoning mirror those in the Zoning Enabling Act – RIGL – Chapter 45-22.2. A discussion regarding suitability was presented to highlight that the proposed changes to Comprehensive Plan Future Land Use Map and the Zoning Map for this parcel for future development on the property is in keeping with the current land use pattern of the area.

Finally, the description of the area and uses surrounding the proposed development support the proposed use that would be allowed by these amendments, namely a new Multi-Family Residential Development.

Approval of these amendments is supported by the following Objectives of the Comprehensive Community Plan to:

Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life. Protect the natural, historic and visual resources that define the neighborhoods. In addition, support the existing residential development patterns in order to stabilize the residential blocks and neighborhoods.

and

HP-4.1 Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

plus

HP3.1 Provide housing resources to support the range of jobs that reflects the City's economic base, and encourage the development of housing at levels that are consistent with household purchasing power.

Based on all that has been presented in this written report, it is the professional opinion of Joseph D. Lombardo, AICP, President of JDL ENTERPRISES that the proposed Zoning Map and Comprehensive Plan Amendments at Tax Assessor's as Plat 17-3 – Lot #670 requested by Carpionato Group, LLC is:

**CONSISTENT WITH, AND IN COMPLIANCE WITH THE
ZONING ORDINANCE**

AND,

**CONSISTENT WITH, AND IN COMPLIANCE WITH THE
COMPREHENSIVE COMMUNITY PLAN OF
THE CITY OF CRANSTON.**

Submitted by,

Joseph D. Lombardo, AICP

Joseph D. Lombardo, AICP

Date: January 2023