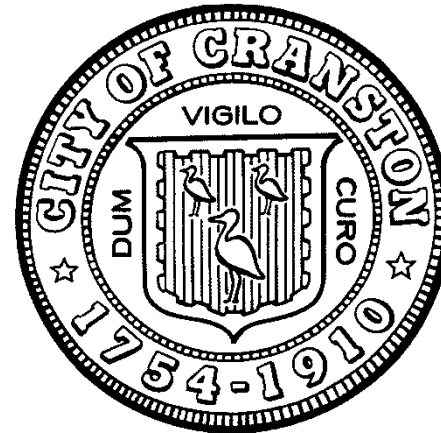


City of Cranston

City Plan Commission



Hon. Kenneth J. Hopkins
Mayor

Jason M. Pezzullo
City Planning Director

Michael Smith
Chair

Robert Coupe
Vice-Chair

Justin Mateus, P.E.
Public Works Director

Thomas Zidelis
Finance Director

Kathleen Lanphear

Steven Frias

Thomas A. Barbieri

David Exter

Lisa Mancini

February 6, 2024

APPROVAL OF MINUTES

1.2.24 – Regular Meeting

VOTE TAKEN

SUBDIVISIONS & LAND DEVELOPMENT PROJECTS

VOTE TAKEN

PAVILION AVENUE PLAT – PRELIMINARY PLAN

Minor Subdivision

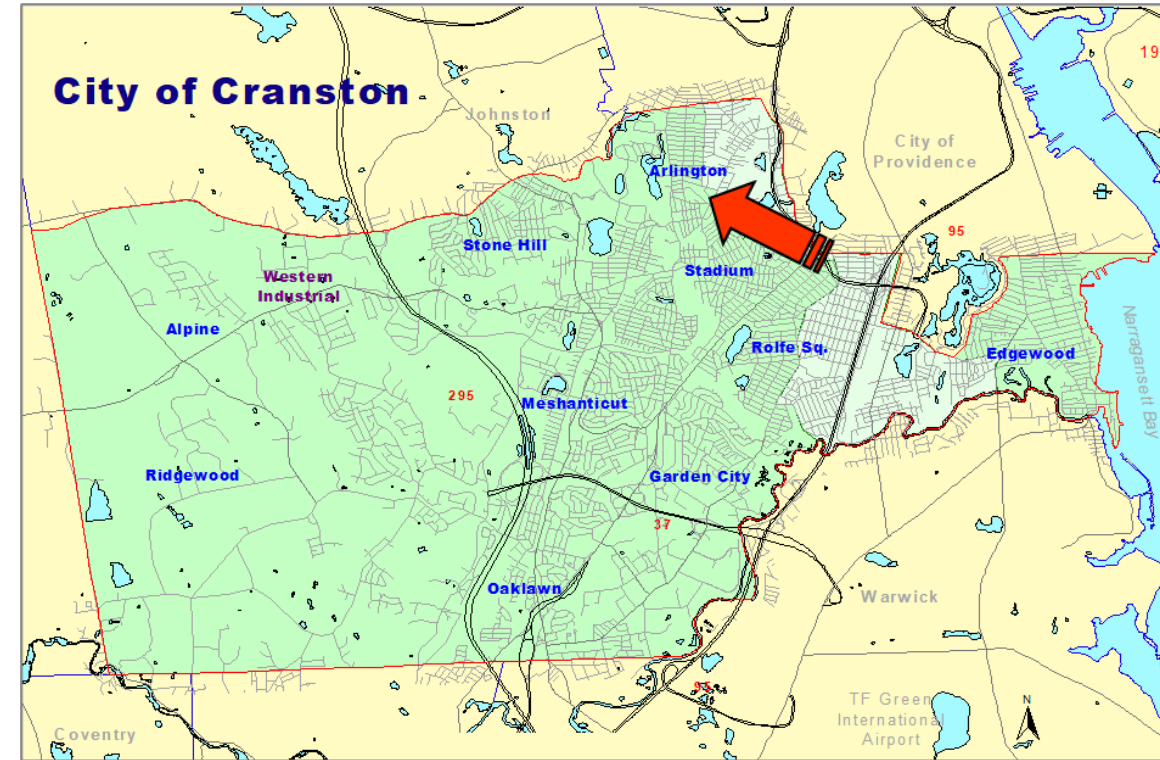
Owner & Applicant: AA&E Properties, LLC

Location: Pavilion Avenue
A.P. 7/4, Lots 3363, 3366, 3644, & 3814

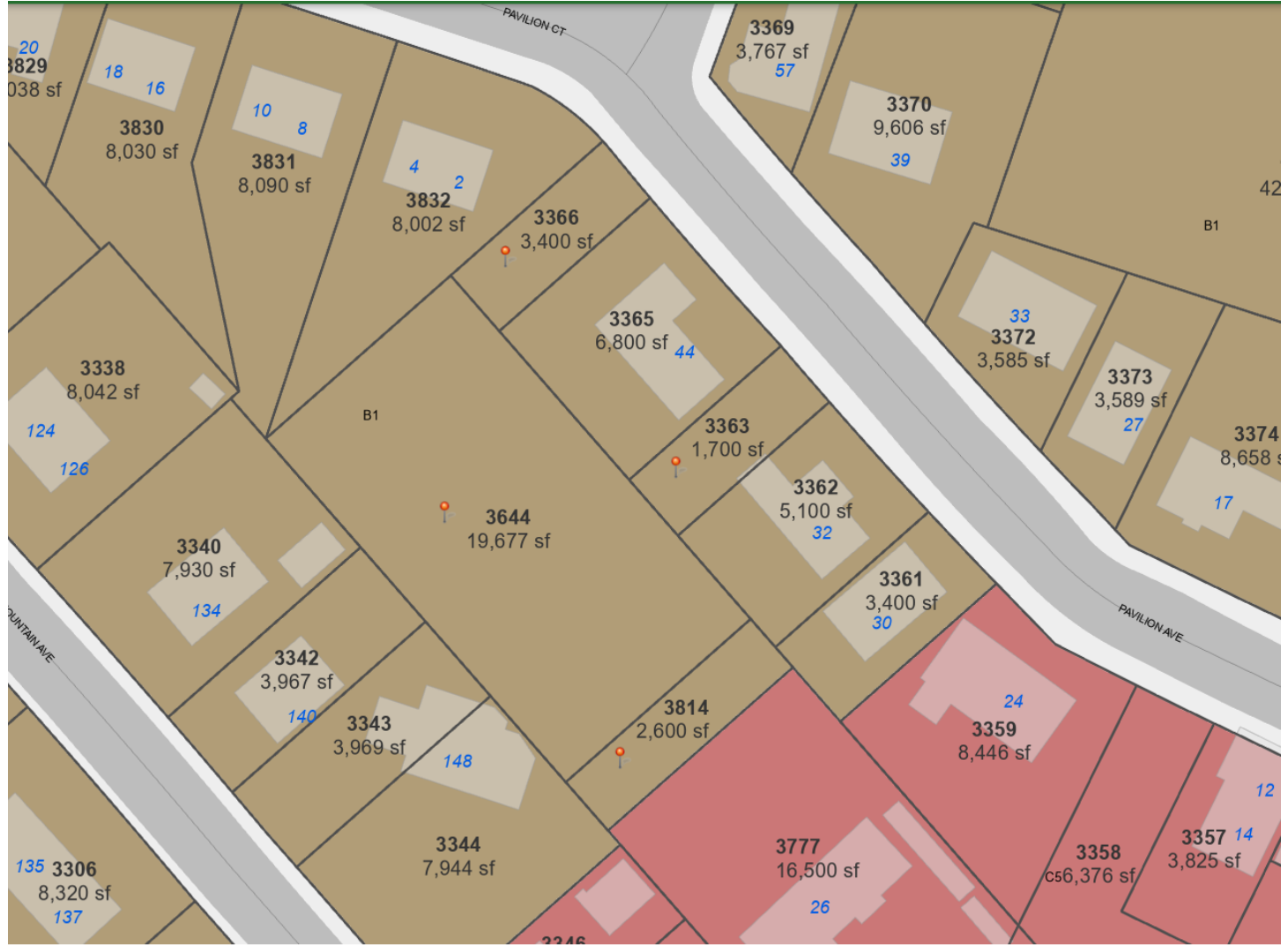
Zone: B-1
Single- & two-family dwellings, (6,000 & 8,000 SF)

F.L.U.M. Designation: Single/Two Family Residential – Less Than 10.89 Units/Acre

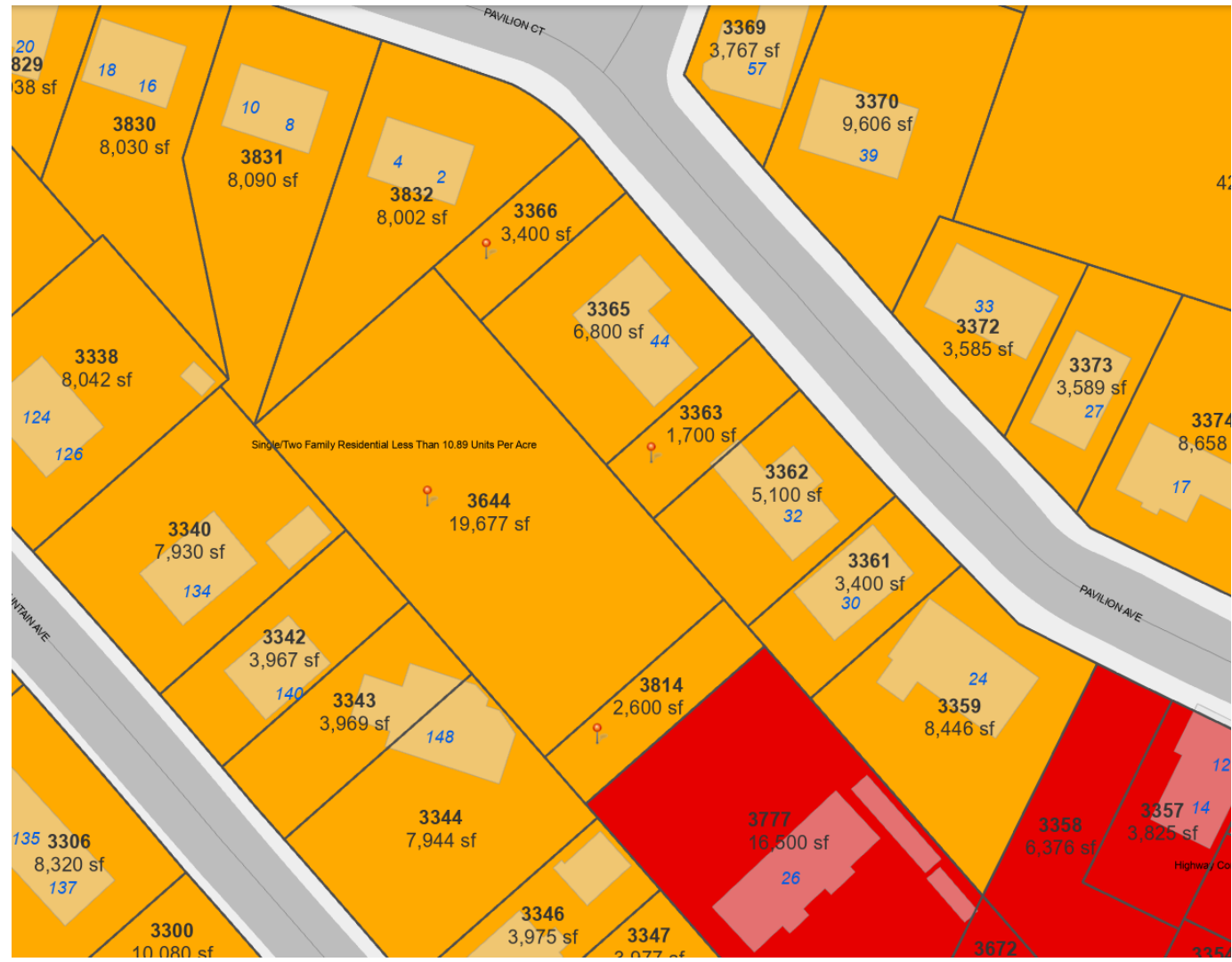
Summary: To reconfigure the existing four (4) record lots into two (2) new lots for two-family residential development.



ZONING MAP



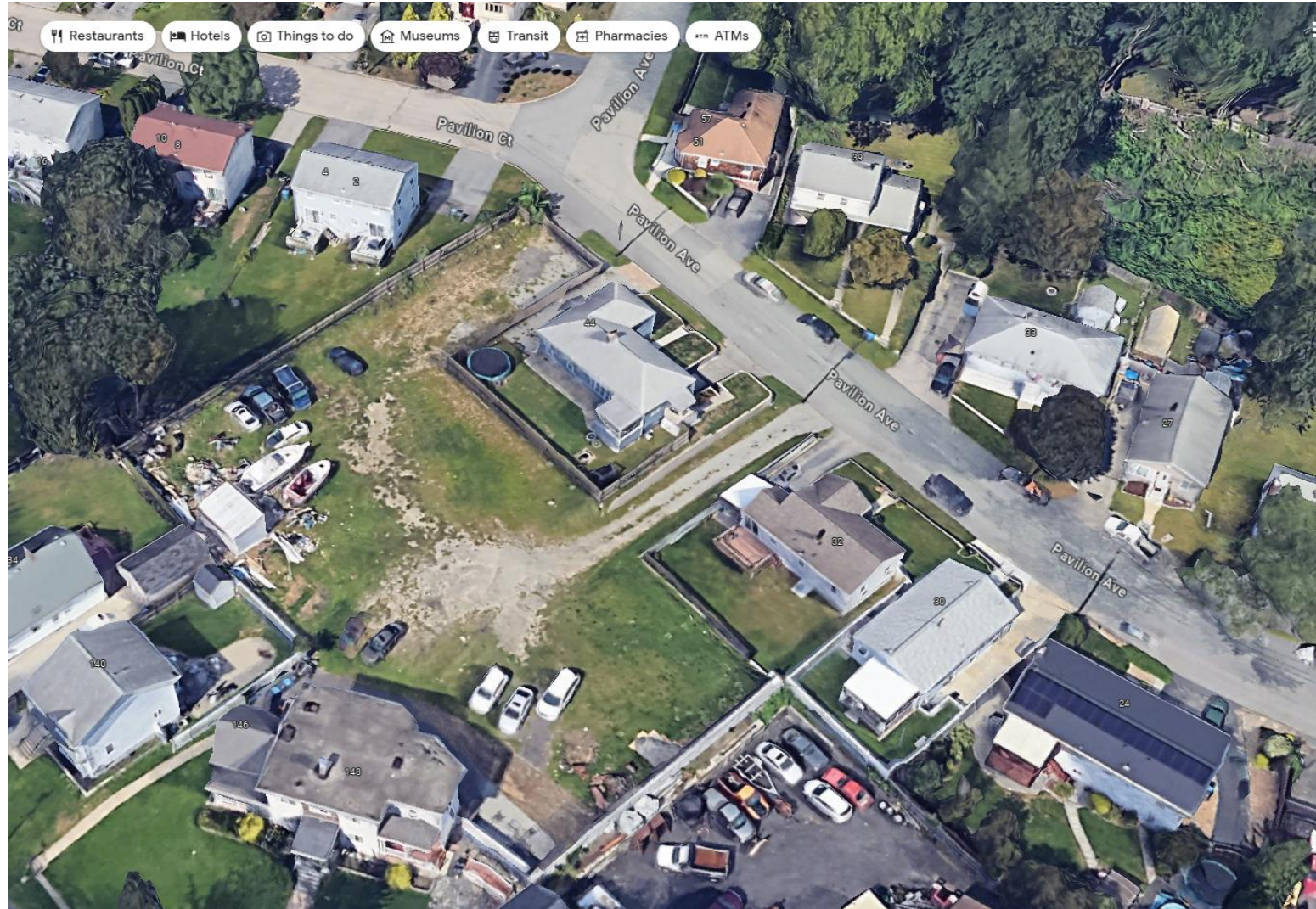
FUTURE LAND USE MAP



AERIAL VIEW



3D AERIAL VIEW



STREET VIEW

(Driveway #1)

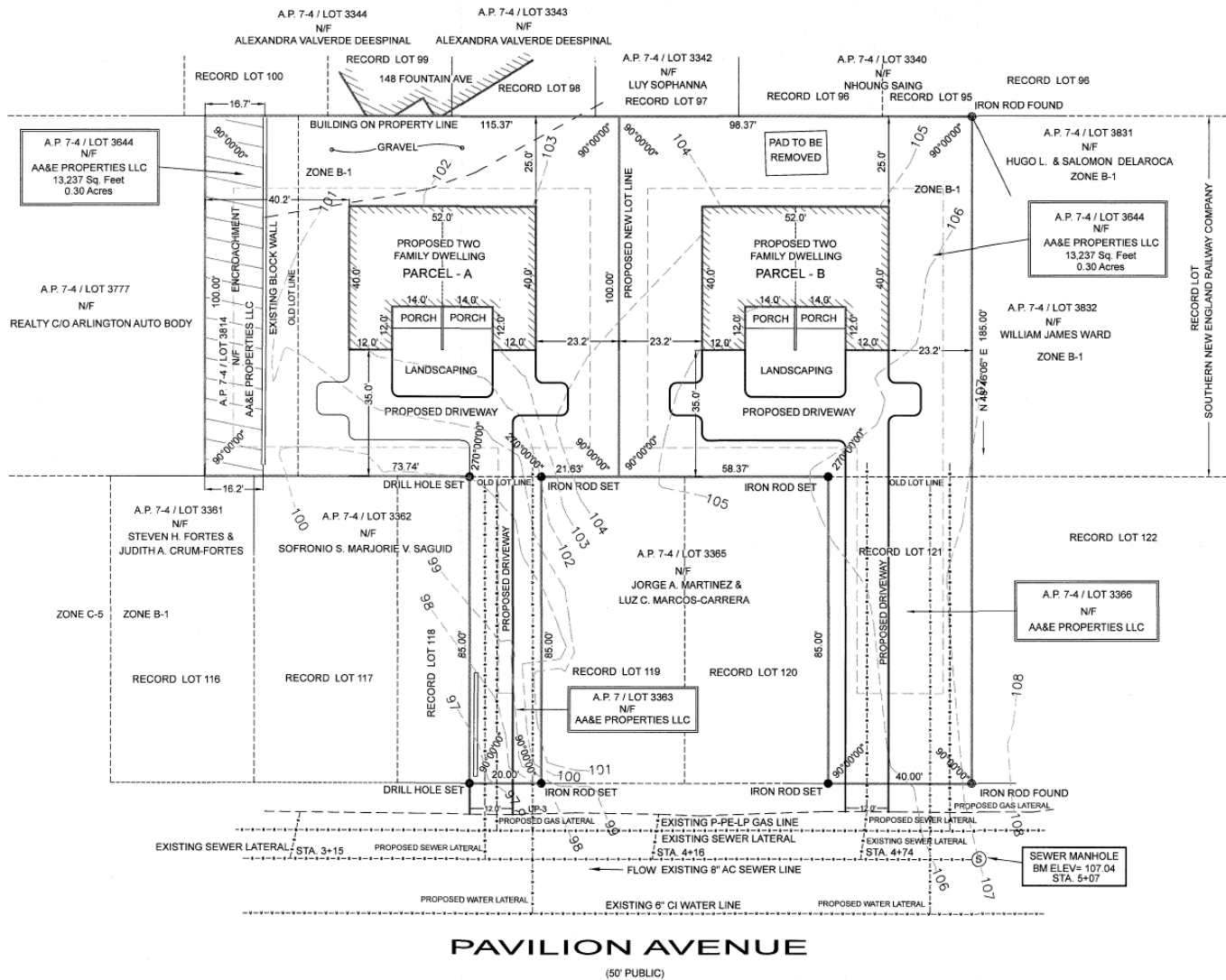


STREET VIEW

(Driveway #2)



SITE PLAN SNIPPET



PLANNING ANALYSIS

- The subject parcels are in eastern Cranston on Pavilion Avenue off Cranston Street.
- The subject parcels are zoned B-1. The surrounding properties are zoned B-1 and are all developed as single- or two-family houses.
- The subject parcels and abutting neighborhood are all designated as “Single/Two Family Residential Less Than 10.89 Units Per Acre” on the Future Land Use Map of the Comprehensive Plan.
- This is a by-right subdivision and requires dimensional relief for frontage only. The proposed lots meet the minimum lot area requirements.
- The Proposal is a reconfiguration of existing record lots and would eliminate existing nonconformities regarding lot area.
- The Proposal fits within the Comprehensive Plan Future Land Use Map designation of “Single Family Residential 7.26 to 3.64 Units Per Acre”. There are additional policies within the Comprehensive Plan that are supportive of infill housing within and around existing neighborhoods in the City, and this project is consistent with those policies.

FINDINGS OF FACT

- An orderly, thorough, and expeditious technical review of this Proposal has been conducted. Property owners within a 100' radius have been notified via first class mail (dated 1/26/24) and the meeting agenda has been properly posted.
- The Proposal is consistent with the Comprehensive Plan's Future Land Use Map (FLUM). The proposed density of the subdivision, (6.58 units/acre) is consistent with the FLUM's designation of the subject parcel as "Single/Two Family Residential Less Than 10.89 Units Per Acre."
- The Proposal requires and will seek dimensional zoning relief, (frontage) which if granted, will grant compliance with the Zoning Ordinance. The Proposal is in compliance with all other zoning standards and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance.
- Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.
- The subject land does not contain wetlands or flood zones.
- This finding pertains specifically to the Final Plan, however, no significant environmental impacts are anticipated.
- The project will be subject to all state and local regulations pertaining to environmental impacts, wetlands, and erosion control.
- The Rhode Island November 2018 Natural Heritage map shows that there are no known rare species located on the site.

FINDINGS OF FACT

- The Proposal 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.
- The design and location of building lots, utilities, drainage, and other improvements will conform to local regulations for mitigation of flooding and soil erosion.
- The subject properties will have adequate permanent physical access to a public city street, Pavilion Avenue.
- The Proposal provides for safe and adequate local circulation for vehicular traffic.

RECOMMENDATION

- Staff finds this Proposal consistent with the standards for required findings of fact set forth in RIGL §45-23-60 as well as with the Subdivision & Land Development Regulations. Staff therefore recommends that the City Plan Commission adopt the documented Findings of Fact and **approve** the Preliminary Plan application, subject to the conditions denoted below.

Conditions of Approval:

1. Applicant shall provide proof of zoning relief granted by the Zoning Board of Review.
2. Submission of letters of availability from the Providence Water Supply Board and Veolia Water for water and sewer availability, respectively.
3. Payment of the Eastern Cranston Capital Facilities Development Impact Fee of \$2,373.84, (\$593.46 x4 units).

ZONING BOARD OF REVIEW

RECOMMENDATIONS

1579 & 1581 Elmwood Avenue

Dimensional Variance Request

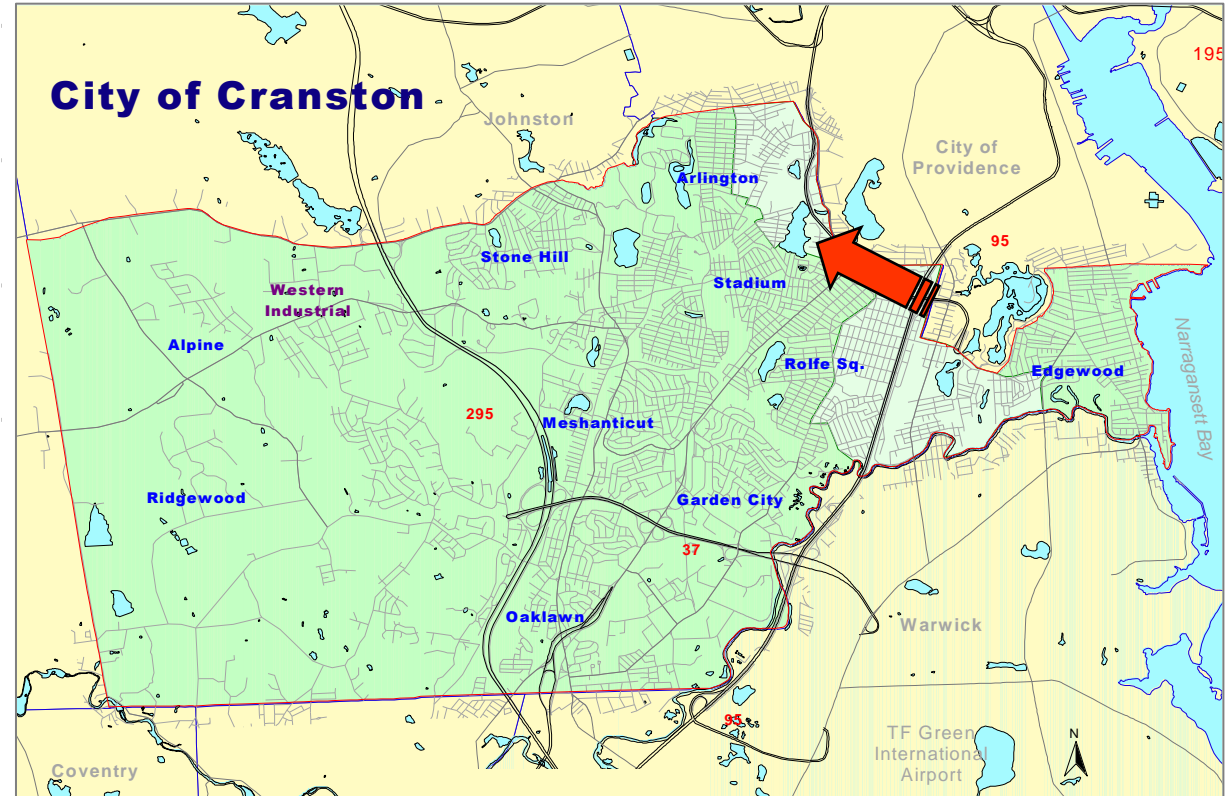
Owner/Applicant: Fort Properties LLC

Location: 1579 & 1581 Elmwood Avenue
A.P. 4, Lots 222 & 221

Zone: C5 – Heavy Business

F.L.U.M. Designation: Special Redevelopment Area

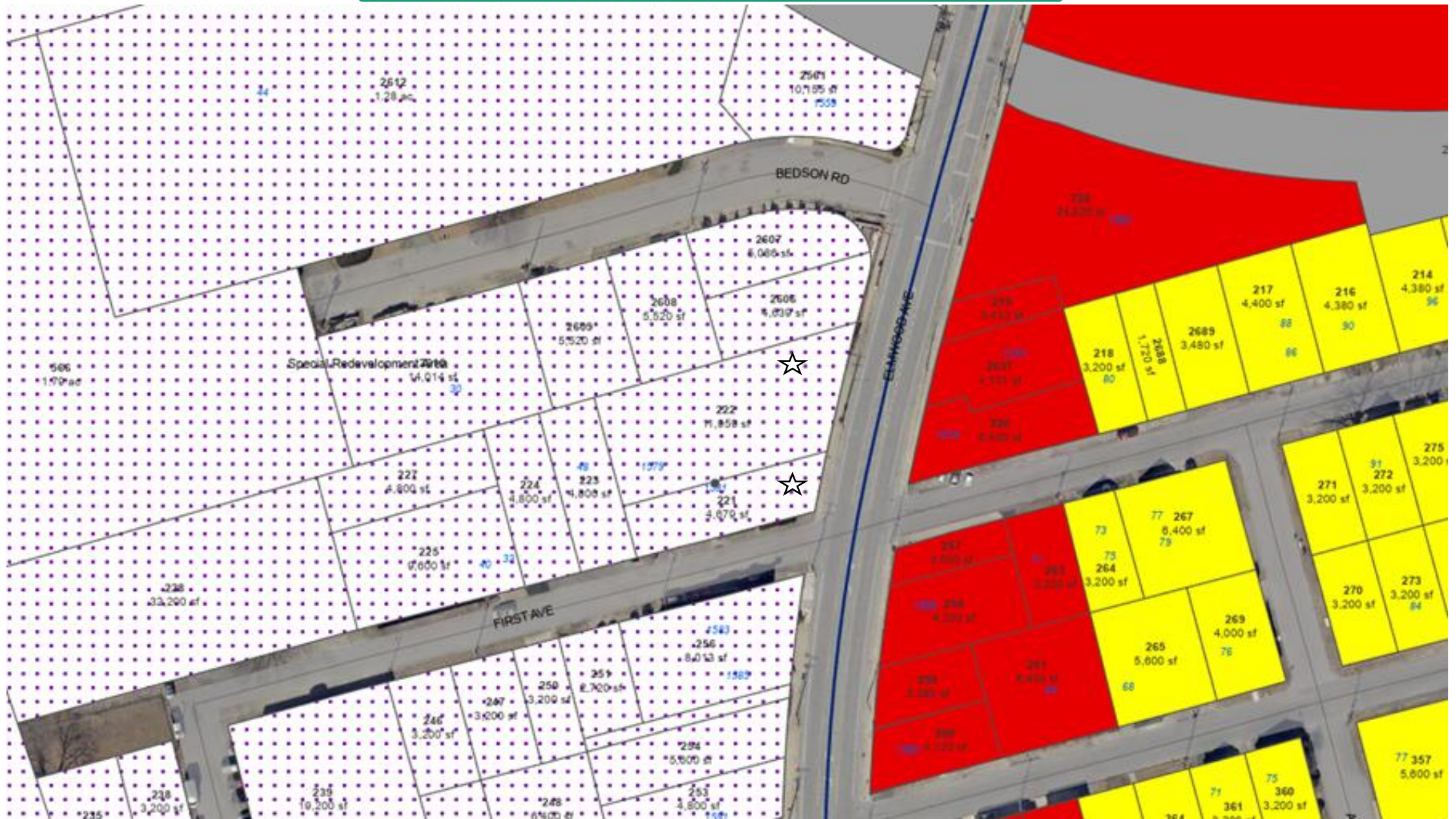
Summary: To allow for a merged lot with a lot line which runs through the building footprint of the two homes on the subject parcels to be unmerged and for the lot line to be moved in order to bring the subject parcels into further conformance with current schedule of intensity regulations. This subdivision requires variances for frontage, setback relief, substandard minimum lot area and use .



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



STREET VIEW



STREET VIEW

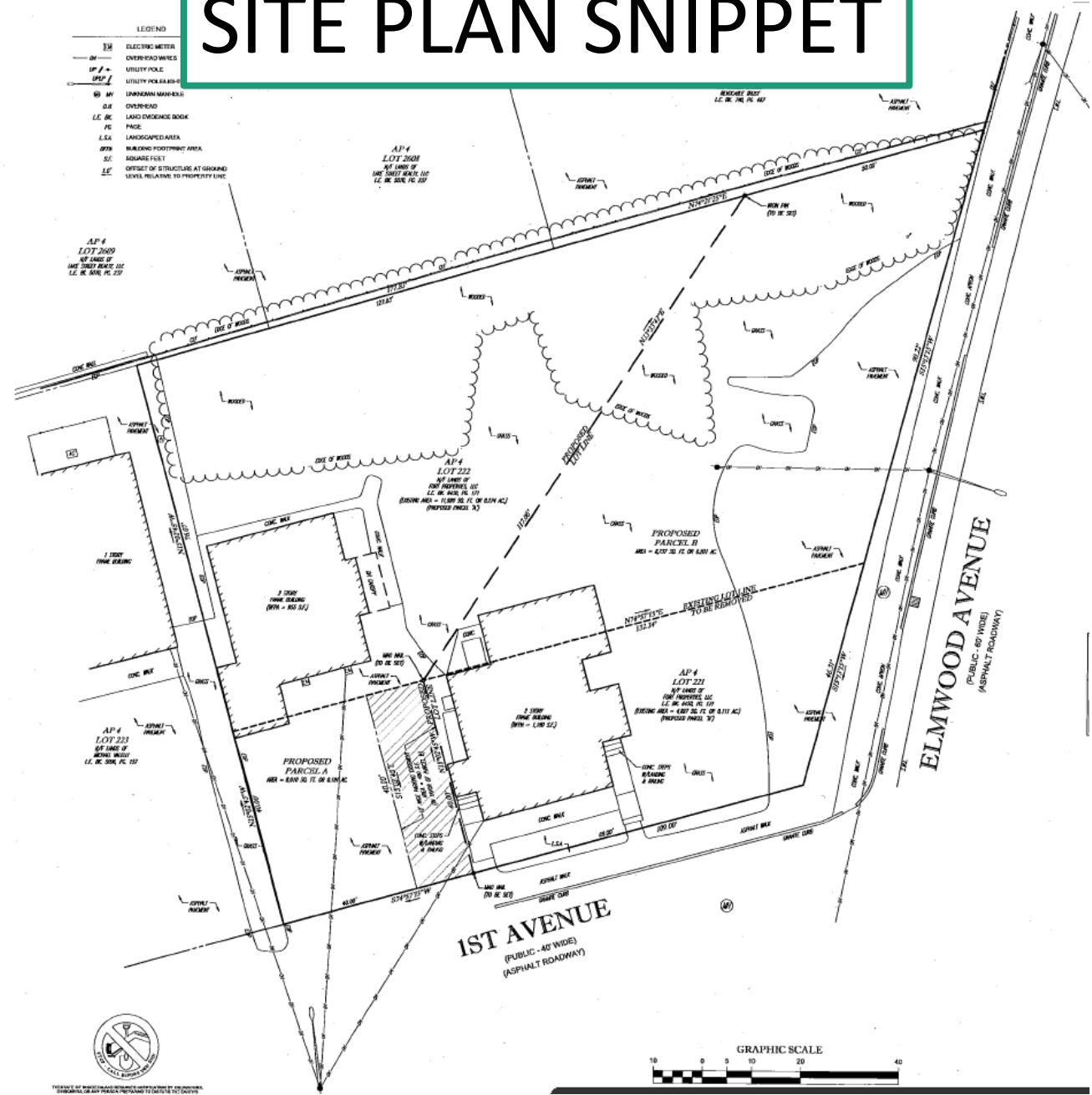


STREET VIEW



SITE PLAN SNIPPET

- LEGEND
- ELECTRIC METER
 - OVERHEAD WIRES
 - UTILITY POLE
 - UTILITY POLE DETAIL
 - LANDMARK MARKER
 - OVERHEAD
 - L.O. BK. LAND ORDINANCE BOOK
 - PG. PAGE
 - L.S.A. LANDSCAPE AREA
 - B.F.A. BUILDING FOOTPRINT AREA
 - S.F. SQUARE FOOT
 - O.S.G. OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE



FINDINGS & ANALYSIS

- The Applicant has requested specific relief in their application, namely:
 - 17.20.100 – Schedule of Intensity Regulations
 - Parcel A: Frontage, Setback relief, Substandard minimum square footage
 - Parcel B: Frontage, Setback relief, Substandard minimum square footage
- 17.20.030 – Schedule of Uses
 - Pre-existing nonconforming residential use (2, two family dwelling units) in a commercial zone (C5)
- Staff has reviewed this Application in consideration of the compatibility with the character of the surrounding area and the request does not appear to impose undue nuisances and is not out of character with the surrounding area. The average size of the twenty-two (22) two-family residential lots within 400' radius is 6,497 +/- square feet. Of the twenty-two (22) two family residential lots, eleven (11) of them contain 5,000 square feet or less.
- The Future Land Use Map (FLUM) designates the subject property as “Special Redevelopment Area”
 - Staff finds that the Application is directly consistent with the Future Land Use Map designation as it does not result in a change of the pre-existing use.
- Granting relief would be generally consistent with the following Comprehensive Plan elements and goals;
 - Housing Goal 5, Housing Policy 5.1
 - Land Use Goal 9, Housing Policy 9.1

RECOMMENDATION

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

PERFORMANCE GUARANTEES

- Lantern Hill Estates
- The Estates at Camden Woods

ELECTION OF OFFICERS

- President
- Vice-President

PLANNING DIRECTOR'S REPORT

UPCOMING MEETINGS & ADJOURNMENT

VOTE TAKEN

- **SPECIAL MEETING**
 - Comprehensive Plan Public Workshop
- **Tuesday, March 5, 2024 – 6:30PM**
 - Regular City Plan Commission Meeting
 - City Hall Council Chambers, 869 Park Avenue