



Tenessa H. Azar
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April 28, 2026

Via Regular and Electronic Mail

Ms. Beth Ashman
Planning Director
Cranston City Hall
869 Park Avenue
Cranston, Rhode Island 02910

Re: Champlin Heights – Preliminary Plan

Dear Ms. Ashman:

This office represents Champlin Heights II, LLC (the “Applicant”). This correspondence serves as the Applicant’s written request for an additional one-year extension of the vesting of the preliminary plan approval for the project located on Scituate Avenue (AP 20/4, Lots 2128 and AP 12/6, Lot 3108).

The Cranston City Plan Commission granted Preliminary Plan approval on January 3, 2017. The most recent one-year extension through June 30, 2026 was granted by the City Plan Commission in 2025.

The Applicant is currently working to update and modify a sewer agreement with the City and is also permitting for the related adjacent Champlin Hills project. As such, good cause exists for a further extension of this approval. We respectfully request that this review is scheduled before the Planning Commission at its convenience.

The extension fee will follow under separate cover. Thank you for your attention to this matter.

Sincerely,

/s/ Tenessa H. Azar

Enclosure

Allan W. Fung
Mayor

Peter S. Lapolla
Planning Director



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CITY PLAN COMMISSION

Cranston City Hall
869 Park Avenue, Cranston, RI 02910

January 31st, 2017

Champlin Heights II, LLCC
1414 Atwood Avenue
Johnston, RI 02919

DECISION

Champlin Heights – Preliminary Plan
Major Land Development with (private) street extension
Scituate Avenue
AP 20/4, Lot 2128 and AP 12/6, Lot 3108

Dear Property Owner/s:

On January 3, 2017, the City Plan Commission reviewed your Preliminary Plan submittal entitled 'Champlin Heights'. Upon motion made by Mr. Vincent and seconded by Ms. Bittner, the Commission unanimously voted (9/0) to adopt the Findings of Fact denoted below and approve this Major Land Development proposal, subject to the following conditions:

Positive Findings

1. An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via certified and return/receipt requested mail on 12/22/16 and the meeting agenda has been properly posted. Advertisement for this major land development was published in the Cranston Herald consistent with Section V.C.2.h of the City of Cranston Subdivision Regulations on 12/21/16.
2. The proposed major land development and its resulting density of approximately 9.0 residential units per acre is consistent with the City of Cranston Comprehensive Plan's Future Land Use Map which designates the subject parcel as "Residential allowing less than 10.89 residential units per acre".
3. The proposal is consistent with the B-2 Multi-Family zoning district. Under the existing zoning, the applicant has the right to develop 186 units where 152 units are proposed. The proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code. The applicant will need to obtain dimensional height variances from the Zoning Board of Review prior to Final Plan application.
4. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Preliminary Plan as the applicant has obtained all necessary permits from the RIDEM.
5. The proposed land development promotes high-quality appropriate design and construction, will be well integrated with the surrounding neighborhoods, and will reflect its existing characteristics.
6. The proposed land development 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.

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7. The property in question has adequate permanent physical access on Scituate Avenue, an improved public (State) roadway located within the City of Cranston.
8. The RIDOT Physical Alteration Permit verifies that the proposed land development provides for safe and adequate local circulation of pedestrian and vehicular through traffic. The RIDEM alteration permits verifies adequate surface water run-off and for a suitable building site.
9. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.
10. The design and location of streets, building lots, utilities, drainage and other improvements conform to local regulations and State requirements for mitigation of flooding and soil erosion.

Conditions of approval

Prior to submission of the Final Plan application with the Planning Department, the applicant shall be in receipt of the following items:

1. Veolia Water approval of sewer engineering stating that the plans conform to Annex A - Design of Sewers;
2. Final Plan approval from the Development Plan Review Committee and verification that all conditions have been met and incorporated into the Final Plan set;
3. Written comments from the PWSB that the final water line configuration is suitable for water supply and fire suppression. (PWSB does not issue final approval until after a plat goes on record);
4. Written comments from the RIDOT about the possibility of installing an LED advanced warning sign within the State right-of-way for the proposed intersection;
5. The owner, or Association, agent, manager or entity of this Project submit as part of the project maintenance and property drainage maintenance program an annual report of compliance with the MS-4 reporting requirements with the City of Cranston by June 30th of each year;
6. Payment of Cranston Herald (Beacon Communication) newspaper display advertisement in the amount of \$111.20; and,
7. Performance guarantee in the amount of \$141,000 with a separate 2% administrative fee of \$2,880;
8. The final plan shall be reviewed and approved administratively;

[The remaining conditions were offered by the applicant voluntarily and shall be treated the same as conditions placed upon the approval by the City Plan Commission]

9. Removal of the remaining trees behind Building A, B, C and D that will be tagged by the landscape architect and an Executive Board Member of Turning Point Condominiums;
10. Selective removal and replacement of vegetation on Turning Point's Property to be approved by the Executive Board of Turning Point's Condominium Association;
11. A Representative from Turning Point Condominium Association must be present on the date(s) of any tree and vegetation removal;
12. Installation of a mix of evergreens and canopy trees surrounding Turning Point Condominiums' Property creating a buffer of 10 to 20 feet;
13. Five (5) foot, black vinyl coated, chain link fence with black poles to be installed on the entire perimeter of Turning Point Condominiums' Property;