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CITY PLAN COMMISSION

City Hall – 3rd Floor, Room 309
869 Park Avenue– Cranston, RI 02910

AGENDA

CITY HALL – 3rd FLOOR, COUNCIL CHAMBER

6:30PM – TUESDAY, JUNE 2, 2026

Zoom webinar information for remote participation:

<https://zoom.us/j/97798017198?pwd=9qcVBZdA0K7obv3xMQOmjmbX4E8gWo.1>

Passcode: 694725

+13052241968,,97798017198# US

Telephone: +1 646 558 8656 US (New York)

Webinar ID: 977 9801 7198

International numbers available: <https://zoom.us/u/abLbVCAq2>

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. All materials will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.com/departments/planning/>

The entire meeting of the City Plan Commission will be live streamed on the City's YouTube channel. You will only be able to watch the proceedings: <https://www.youtube.com/@cityofcranston>

CALL TO ORDER

APPROVAL OF MINUTES

(vote taken)

- May 5, 2026
- May 12, 2026

EXTENSION REQUESTS

▪ **“Champlin Heights”**

Major Land Development with street extension- Preliminary Plan

Request: One-year extension to June 30, 2027.

Proposal: Construction of 152 multifamily units with accessory uses

Zoning District: B-2

Owner/Applicant: Champlin Heights II, LLC

AP 20/4, Lot 2128 and AP 12/6, Lot 3108

▪ **“Legion Bowl”**

MASTER PLAN - Major Land Development w/o street extension

Request: Two-year extension to July 13, 2028.

Proposal: Mixed-Use Residential/Commercial redevelopment with 69 residential units and first floor commercial on Park Avenue.

Zoning District: C-3 (Neighborhood business)

661 Park Avenue – AP 3, Lots 289, 291, 1695, 1696

(vote taken)

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – OLD BUSINESS

- **“KJ Amour Venue”** **PUBLIC HEARING** **(vote taken)**
 PRELIMINARY PLAN – Development Plan Review with UDR
Request: Preliminary Plan Approval
Proposal: Change of use to event venue. Dimensional variance and waivers for landscaping, curbing and sidewalks were previously granted at the May 12, 2026, City Plan Commission meeting.
 Zoning District: C-4 (Highway business)
 1016 Park Avenue – AP 9, Lot 95
- **“Vaughn Lane”** **PUBLIC HEARING** **(vote taken)**
 MASTER PLAN - Residential Planned District
Request: Master Plan Approval
Proposal: Cluster subdivision into forty-four (44) lots for residential single-family including new street creation and street extension.
 Zoning District: C-4 (Highway business), A-80 & A-20 (Residential with 80,000 & 20,000 sf lots)
 AP 30, Lots 4, 83, 84, 85, & 258
 0 & 538 Main Street, 0 & 99 Vaughn Lane

SUBDIVISIONS/LAND DEVELOPMENT PROJECTS – NEW BUSINESS

- **“Elena Village”** **PUBLIC HEARING** **(vote taken)**
 PRELIMINARY PLAN – Minor Subdivision with UDR
Request: Preliminary Plan Approval and Variance Approval
Proposal: The Proposal is to subdivide the one (1) existing lot into two (2) lots and requires a dimensional variance to reconfigure a total of 20,098 sq. ft., for the existing dwelling to remain on 8,097 sq. ft. "Parcel 1" and the new dwelling to contain 12,001 sq. ft "Parcel 2".
 Zoning District: A-12 – Single Family Residential (12,000 sq. ft.)
 44 Village Avenue – AP 12/3, Lot 2499

ORDINANCE RECOMMENDATIONS

- **“Ordinance # 4-23-03”** **PUBLIC INFORMATIONAL** **(vote taken)**
 Recommendation of the City Plan Commission on an amendment to Sections 17.20.040 (Conformance to district regulations required) and 17.88.010 (Substandard lots of record and lot mergers) of the Zoning Ordinance to permit subdivision of record lots into substandard lots in the B-1 and B-2 zoning districts under certain conditions and to permit unmerging of certain lots in the B-1 and B-2 zoning districts merged per Section 17.88.010(B)(1) subject to certain conditions to allow them to be separate buildable lots.
- **“Ordinance # 4-23-03”** **PUBLIC INFORMATIONAL** **(vote taken)**
 Recommendation of the City Plan Commission on an amendment to Sections 17.20.040 (Conformance to district regulations required) and 17.88.010 (Substandard lots of record and lot mergers) of the Zoning Ordinance to clarify that two-family structures are permitted on substandard lots of record, reduce the minimum lot size requirements of single- and two-family structures from 6,000sf for single-family lots and 8,000sf for two-family lots to 4,000 sf for both development types, and align lot size requirement for multifamily structures to mirror the 4,000 sf amendment for the first two units.

ZONING BOARD OF REVIEW – PLAN COMMISSION RECOMMENDATIONS **(votes taken)**

LA NONA CONSTRUCTION, LLC (OWN/APP) have applied to the Board for permission to leave an existing single-family dwelling on an undersized lot at **235 Beckwith Street** and construct a new single-family dwelling on an undersized lot with reduced frontage previously merged by zoning at **0 Beckwith Street**, AP 6 Lot 329 and 332; area 5000sf, zoned B1. Applicant seeks relief by 17.92.010 - Variance;

Section 17.20.120 - Schedule of Intensity Regulations; 17.88.010 Substandard lots of record and lot mergers.

B&E REALTY, LLC (OWN) AND DREAM BIG, INC. (APP) have applied to the Board for permission to operate a gymnastics and dance studio in an existing building at **41 Western Industrial Drive**, AP 36 Lots 9 & 95; area 2.76ac, zoned M2. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.030 Schedule of Uses; Section 17.64.010 Off-Street Parking Requirements.

ALEXANDER ARANGO (APP) AND MICHAEL SOLOMAN (OWN) have applied to the Board for permission to construct a single-family dwelling on an undersized lot with reduced setbacks at **555 Park Avenue**; A.P. 3, lot 1577; area 2745sf; zoned B2. Applicant seeks relief per 17.92.010 - Variance; Sections 17.20.120 - Schedule of intensity regulations; 17.20.090 - Specific requirements.

CITY PLANNING DIRECTOR'S REPORT

(no vote taken)

The Planning Directors report will be posted on the city website in advance of the meeting

ADJOURNMENT

(vote taken)

Next Regular Meeting | July 7, 2026 at 6:30 p.m.– Regular Meeting
City Council Chamber, City Hall, 869 Park Avenue

Meeting materials will be posted to the City's website and can be found on the City Planning Department's webpage at <https://www.cranstonri.com/departments/planning/>. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3138 for access to meeting materials. The application may be reviewed prior to the meeting in the City Planning Department, Room 309, Cranston City Hall, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday.

Pursuant to the Cranston Subdivision & Land Development Regulations, the proposed plan may be revised by the City Plan Commission as a result of further study or because of views expressed at this meeting. Individuals requesting interpreter services for the hearing impaired should contact the Planning Department at 780-3138, seventy-two (72) hours prior to the meeting date.