

CITY PLANNING DEPARTMENT



Memorandum – Unified Development Review

To: City Plan Commission
From: Brianna L. Valcourt, M.Arch; Senior Planner
Date: August 18, 2026
RE: “Sinapi-Hague Property” – Minor Subdivision with Zoning Relief

Recommendation: Approval of the proposed subdivision with the requested zoning relief.

I. General Information

Owner/Applicant: Calise Properties, LLC
Representative: Robert D. Murray, Esq.
Location: Phenix Avenue and Bolton Street
Zoning: B-1 (Single/Two-Family Residential 6,000SF/8,000SF)
Future Land Use Map: Single/Two-Family Residential Less Than 10.89 Units Per Acre
Neighborhood: Knightsville
Application Type: Minor Subdivision
Stage of Review: Preliminary Plan -- Unified Development Review

Proposal

The applicant Calise Properties, LLC is proposing to subdivide one (1) record lot, AP 12 Lot 129, to create three (3) additional lots. This memo will refer to the existing lot as Lot 2 and the proposed additional lots as Lot 1, Lot 3 and Lot 4. The subdivision will require the City Plan Commission to grant a dimensional variance for the lot size of Lot 2 and for street frontage/width of Lot 3 and Lot 4.

17.20.090 (A) Specific Requirements

Lot 2 (AP 12 Lot 129)

Standard	Required	Proposed	Relief Sought
Lot size	18,000SF	11,272SF	6,728 SF

17.20.120 Schedule of Intensity Regulations

Lot 3

Standard	Required	Proposed	Relief Sought
Frontage/width	60 ft	43.8 ft	16.2 ft

Lot 4

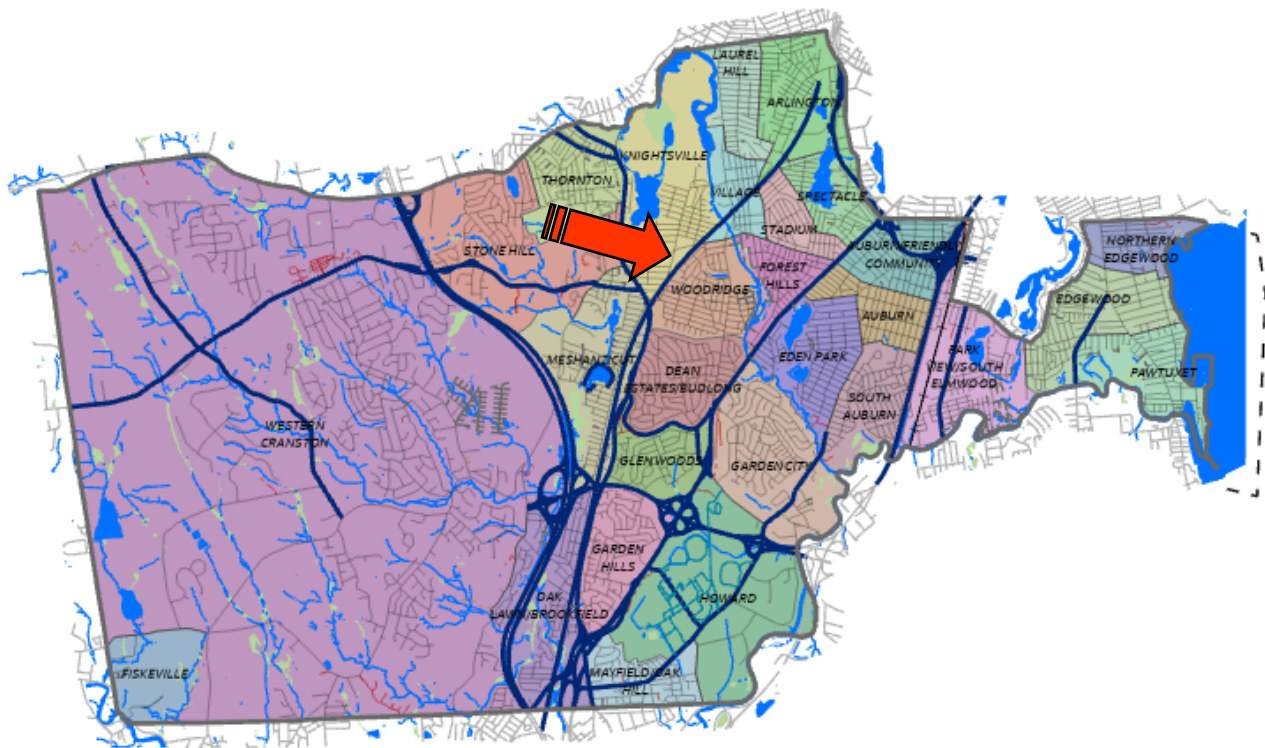
Standard	Required	Proposed	Relief Sought
Frontage/width	60 ft	43.5 ft	16.5 ft

II. Surrounding Land Use & Context

Analysis using the Cranston Geographic Information System and the FEMA Flood Map Service Center indicates that:

1. The subject property is located between Phenix Avenue and the terminus of Bolton Street in the Knightsville neighborhood.
2. The site has a total area of approximately 31,929SF and is zoned Residential B-1. The project proposes maintaining a four-family dwelling, while constructing four new residential units, two single-family dwellings and one two-family dwelling.
3. All lots can be serviced by public sewer and water. Public utilities are available at this proposed development.
4. The subject property abuts developed B-1 zoned parcels. The surrounding area is predominately single and two-family residences. However, the property is adjacent to another four-family dwelling on an undersized lot.
5. The subject property is outside of any regulated resource areas under jurisdiction of the Rhode Island Department of Environmental Management, (RIDEM).
6. The subject property is outside of any identified historic / cultural districts under the jurisdiction of the Local Historic District Commission, State Historical Preservation Commission, State, or National Registers of Historic Places.
7. The subject property is located in FEMA Flood Zone X (unshaded). Zone X (Unshaded) designates an area of minimal flood hazard. The area is therefore outside of the Special Flood Hazard District.

LOCATION MAP

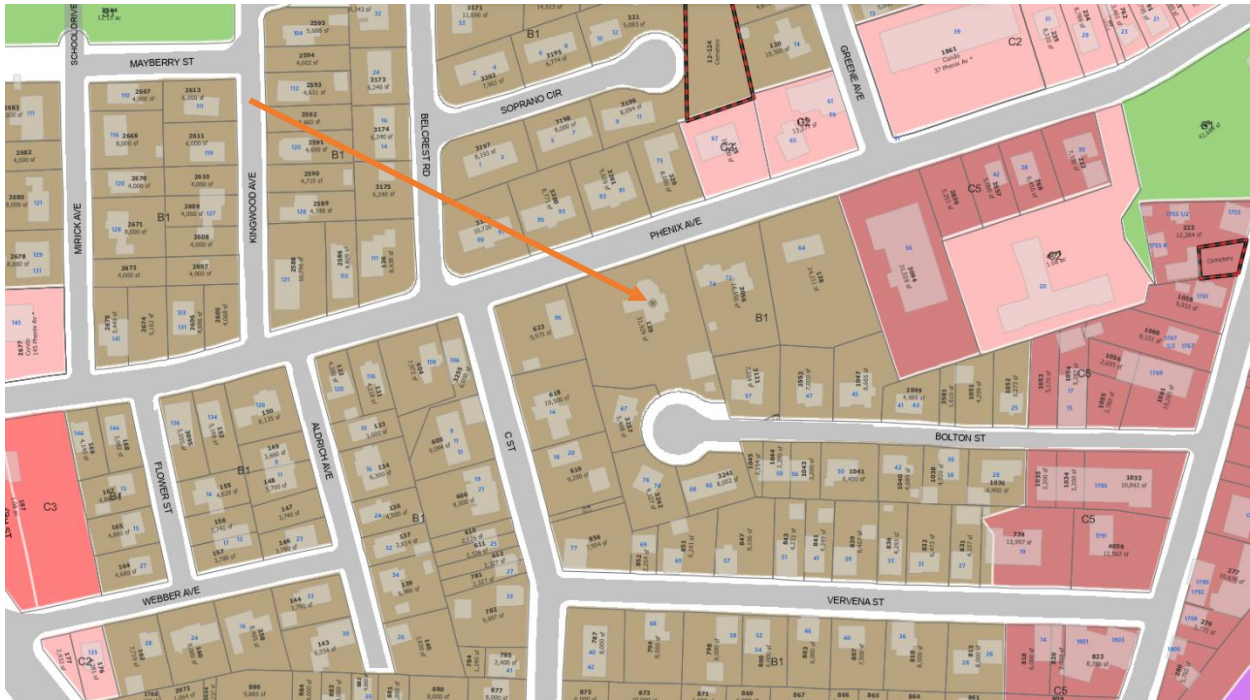


“Sinapi-Hague Property”

This aerial map displays a residential neighborhood with property boundaries and lot numbers. An orange arrow originates from lot 11-1038 and points to lot 12-3046. A blue arrow points from lot 12-3046 to lot 12-3049, which is marked with a green dot. The map includes several streets: Bolton St, Phenix Ave, Sopranos Cir, and Greene Ave. Lot numbers are visible throughout the area, such as 11-774, 11-831, 11-832, 11-833, 11-839, 11-841, 11-843, 11-847, 11-851, 11-852, 11-853, 11-1035, 11-1036, 11-1038, 11-1040, 11-1041, 11-1043, 11-1045, 11-1046, 11-1047, 11-1051, 11-1053, 11-1055, 11-1092, 11-1094, 11-1101, 11-1103, 11-1105, 11-1107, 11-1109, 11-1111, 11-1113, 11-1115, 11-1117, 11-1119, 11-1121, 11-1123, 11-1125, 11-1127, 11-1129, 11-1131, 11-1133, 11-1135, 11-1137, 11-1139, 11-1141, 11-1143, 11-1145, 11-1147, 11-1149, 11-1151, 11-1153, 11-1155, 11-1157, 11-1159, 11-1161, 11-1163, 11-1165, 11-1167, 11-1169, 11-1171, 11-1173, 11-1175, 11-1177, 11-1179, 11-1181, 11-1183, 11-1185, 11-1187, 11-1189, 11-1191, 11-1193, 11-1195, 11-1197, 11-1199, 11-1201, 11-1203, 11-1205, 11-1207, 11-1209, 11-1211, 11-1213, 11-1215, 11-1217, 11-1219, 11-1221, 11-1223, 11-1225, 11-1227, 11-1229, 11-1231, 11-1233, 11-1235, 11-1237, 11-1239, 11-1241, 11-1243, 11-1245, 11-1247, 11-1249, 11-1251, 11-1253, 11-1255, 11-1257, 11-1259, 11-1261, 11-1263, 11-1265, 11-1267, 11-1269, 11-1271, 11-1273, 11-1275, 11-1277, 11-1279, 11-1281, 11-1283, 11-1285, 11-1287, 11-1289, 11-1291, 11-1293, 11-1295, 11-1297, 11-1299, 11-1301, 11-1303, 11-1305, 11-1307, 11-1309, 11-1311, 11-1313, 11-1315, 11-1317, 11-1319, 11-1321, 11-1323, 11-1325, 11-1327, 11-1329, 11-1331, 11-1333, 11-1335, 11-1337, 11-1339, 11-1341, 11-1343, 11-1345, 11-1347, 11-1349, 11-1351, 11-1353, 11-1355, 11-1357, 11-1359, 11-1361, 11-1363, 11-1365, 11-1367, 11-1369, 11-1371, 11-1373, 11-1375, 11-1377, 11-1379, 11-1381, 11-1383, 11-1385, 11-1387, 11-1389, 11-1391, 11-1393, 11-1395, 11-1397, 11-1399, 11-1401, 11-1403, 11-1405, 11-1407, 11-1409, 11-1411, 11-1413, 11-1415, 11-1417, 11-1419, 11-1421, 11-1423, 11-1425, 11-1427, 11-1429, 11-1431, 11-1433, 11-1435, 11-1437, 11-1439, 11-1441, 11-1443, 11-1445, 11-1447, 11-1449, 11-1451, 11-1453, 11-1455, 11-1457, 11-1459, 11-1461, 11-1463, 11-1465, 11-1467, 11-1469, 11-1471, 11-1473, 11-1475, 11-1477, 11-1479, 11-1481, 11-1483, 11-1485, 11-1487, 11-1489, 11-1491, 11-1493, 11-1495, 11-1497, 11-1499, 11-1501, 11-1503, 11-1505, 11-1507, 11-1509, 11-1511, 11-1513, 11-1515, 11-1517, 11-1519, 11-1521, 11-1523, 11-1525, 11-1527, 11-1529, 11-1531, 11-1533, 11-1535, 11-1537, 11-1539, 11-1541, 11-1543, 11-1545, 11-1547, 11-1549, 11-1551, 11-1553, 11-1555, 11-1557, 11-1559, 11-1561, 11-1563, 11-1565, 11-1567, 11-1569, 11-1571, 11-1573, 11-1575, 11-1577, 11-1579, 11-1581, 11-1583, 11-1585, 11-1587, 11-1589, 11-1591, 11-1593, 11-1595, 11-1597, 11-1599, 11-1601, 11-1603, 11-1605, 11-1607, 11-1609, 11-1611, 11-1613, 11-1615, 11-1617, 11-1619, 11-1621, 11-1623, 11-1625, 11-1627, 11-1629, 11-1631, 11-1633, 11-1635, 11-1637, 11-1639, 11-1641, 11-1643, 11-1645, 11-1647, 11-1649, 11-1651, 11-1653, 11-1655, 11-1657, 11-1659, 11-1661, 11-1663, 11-1665, 11-1667, 11-1669, 11-1671, 11-1673, 11-1675, 11-1677, 11-1679, 11-1681, 11-1683, 11-1685, 11-1687, 11-1689, 11-1691, 11-1693, 11-1695, 11-1697, 11-1699, 11-1701, 11-1703, 11-1705, 11-1707, 11-1709, 11-1711, 11-1713, 11-1715, 11-1717, 11-1719, 11-1721, 11-1723, 11-1725, 11-1727, 11-1729, 11-1731, 11-1733, 11-1735, 11-1737, 11-1739, 11-1741, 11-1743, 11-1745, 11-1747, 11-1749, 11-1751, 11-1753, 11-1755, 11-1757, 11-1759, 11-1761, 11-1763, 11-1765, 11-1767, 11-1769, 11-1771, 11-1773, 11-1775, 11-1777, 11-1779, 11-1781, 11-1783, 11-1785, 11-1787, 11-1789, 11-1791, 11-1793, 11-1795, 11-1797, 11-1799, 11-1801, 11-1803, 11-1805, 11-1807, 11-1809, 11-1811, 11-1813, 11-1815, 11-1817, 11-1819, 11-1821, 11-1823, 11-1825, 11-1827, 11-1829, 11-1831, 11-1833, 11-1835, 11-1837, 11-1839, 11-1841, 11-1843, 11-1845, 11-1847, 11-1849, 11-1851, 11-1853, 11-1855, 11-1857, 11-1859, 11-1861, 11-1863, 11-1865, 11-1867, 11-1869, 11-1871, 11-1873, 11-1875, 11-1877, 11-1879, 11-1881, 11-1883, 11-1885, 11-1887, 11-1889, 11-1891, 11-1893, 11-1895, 11-1897, 11-1899, 11-1901, 11-1903, 11-1905, 11-1907, 11-1909, 11-1911, 11-1913, 11-1915

Minor Subdivision – Preliminary Plan/Unified Development Review: Staff Memorandum – Page 3 of 13

ZONING MAP



FUTURE LAND USE MAP



“Sinapi-Hague Property”

STREET VIEWS



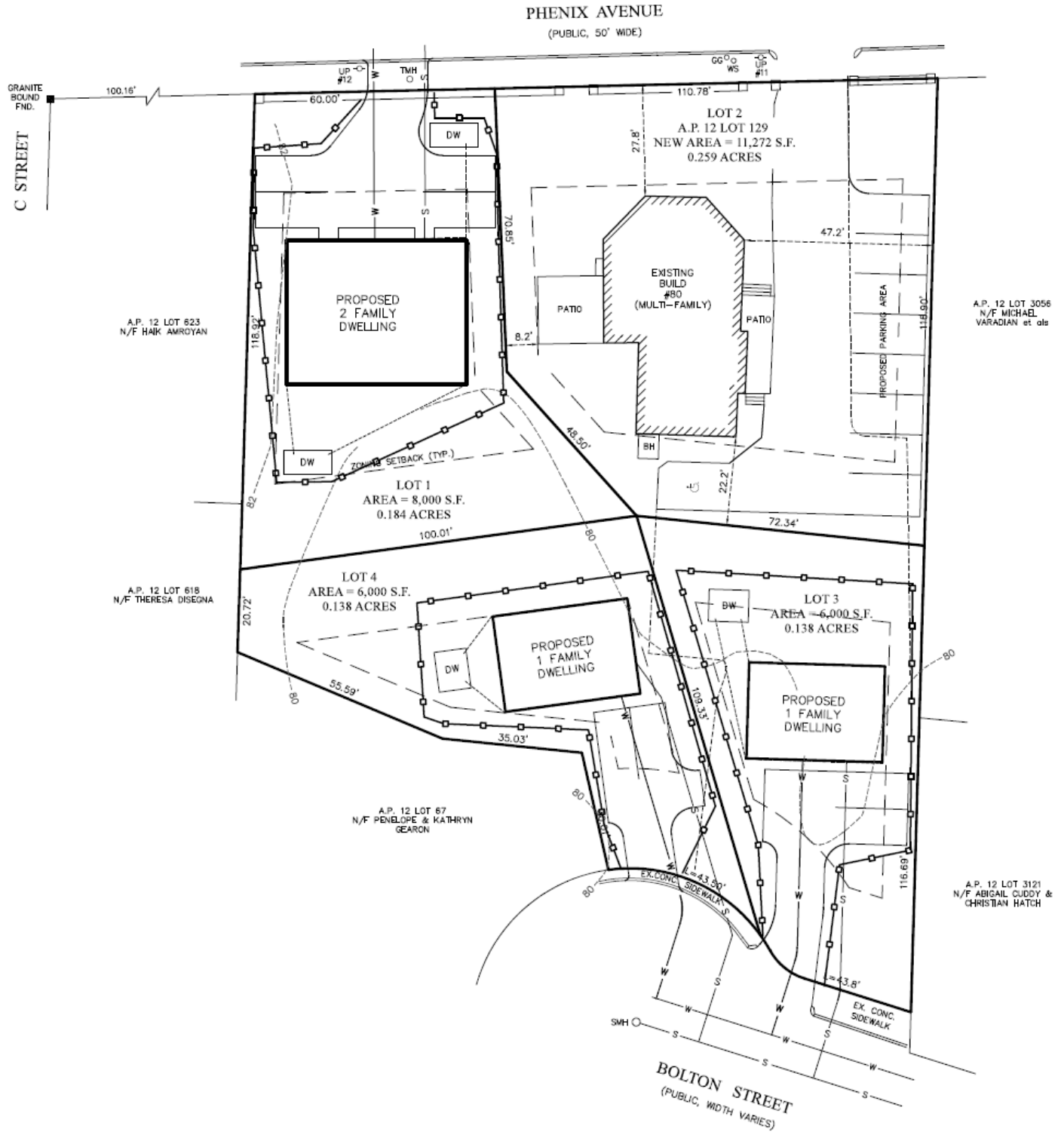
Views from Bolton Street (Google, 2022)



Views from Phenix Ave (Google, 2025)

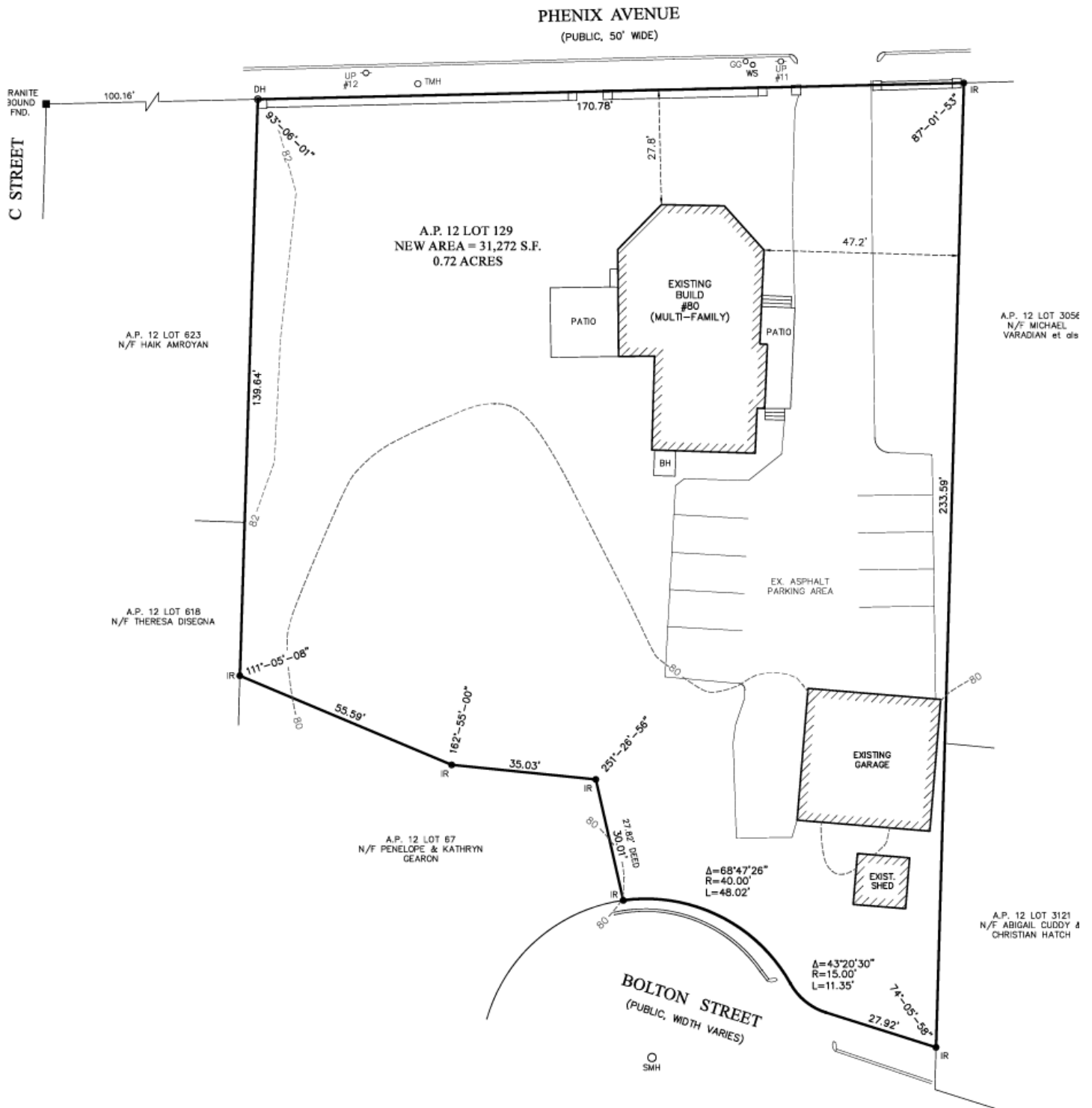
PROPOSED CONDITIONS: SITE PLAN

Image cropped and zoomed, full site plan posted online in Application Materials



"Sinapi-Hague Property"

Image cropped and zoomed, full site plan posted online in Application Materials



“Sinapi-Hague Property”

III. Requested Waivers

Cranston Subdivision & Land Development Regulations

The applicant is requesting one waiver, from the Cranston Subdivision & Land Development Regulations, of Section V.A.4 Submission Requirements (k): Existing and proposed drainage and stormwater management. A full drainage analysis per City Engineer's specifications, pertaining to the existing four-family home on Phenix Ave.

Preliminary Plan Checklist Items

The applicant requests a waiver to defer submission of Preliminary Plan checklist item D20 until the Final Plan stage of review: Stormwater management plan (D20).

IV. Public Comments

None to Report.

V. Municipal Review

Pursuant to RIGL §45-23-37, these Plans and submitted documents were distributed for comment to the following agencies. Responses are as follows:

1. Department of Public Works
 - a. Engineering Division: Mr. Frank Corrao, P.E., Public Works Director: Review not completed.
 - b. Traffic Safety Division: Mr. Stephen Mulcahy: Review completed with no comments.
 - c. Sewer Division: Review not completed.
2. Providence Water Authority: Review completed comment as follows: Presently, there are sufficient reserves in the PWA system for this residential subdivision. Prior to service connection, an evaluation of demand must be conducted to determine the size of the domestic service line and water meter.
3. Veolia Water: Review completed comment as follows: Records indicate that there are existing sewer mains along Phenix Ave and Bolton Street. Along Phenix Ave, there is an existing sewer lateral to tie-in the two-family home. Along Bolton Street, both new single-family homes will require a new sewer lateral to tie-in.
4. Department of Building Inspection & Zoning Enforcement: Mr. Stanley Pikul, Building Official: Review completed with no comments.
5. Fire Department: Mr. Armand Niquette: Review completed with no comments.

VI. Planning Analysis

Consistency with the Surrounding Area

Staff has reviewed this Application in consideration of the compatibility with the character of the surrounding area. Planning Staff have found that the proposal is **consistent** with the surrounding area. The proposed lot layout matches the adjacent lots regarding lot size. While nonconforming lot frontage is not prevalent in the surrounding area, the location of the lots at the terminus of the Bolton Street cul-de-sac minimizes the impact of the reduced frontage, such that the proposed development will not be visually dominant or adversely affect the established character of the surrounding area. While lot frontage is non-conforming along the two proposed lots on Bolton Street and lot size is non-conforming for the existing four-family, the proposal would create residential lots that are consistent in character with the surrounding lots.



200ft Radius Map: Defining the “Surrounding Area”

Consistency with the Comprehensive Plan

- The proposal is **generally consistent** with the Comprehensive Plan’s Future Land Use Map designation of “Single/Two Family Residential Less Than 10.89 Units Per Acre”.
 - The existing subject parcel has a density of 5.46 U/a.
 - The proposed subject parcels have a density of 10.91 U/a.
- Staff find that the following goal and policies outlined in the Comprehensive Plan pertaining to residential development **support** the approval of this Application:
 - **Goal H-2:** Permit a variety of residential development types to achieve multiple community objectives.
 - **Policy H-1:** Maintain zoning densities that reflect planned municipal service levels and natural resource constraints.
 - **Policy H-3:** Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
 - **Policy H-6:** Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

Parking and Traffic Circulation

- The proposal exceeds the minimum requirements for off-street parking spaces and meets the dimensional requirements of the zoning ordinance.
- Three new driveways are required. Two new curb cuts would need to be made, one to create access to the proposed two-family dwelling on Lot 1 and one to create access to a proposed single-family on Lot 4. Lot 3 will utilize an existing curb cut on Bolton Street. All lots proposed for new development have adequate frontage and width to provide driveway access to the proposed residential developments.

- Staff recommend a condition for the site plan to depict measurements of all curb openings and parking spaces as well as the height of the wall along Phenix Avenue. If the wall exceeds 3 ½ feet in height, demolition would be required within 10 feet of the edge of the proposed driveway on Lot 1. The existing driveway on Lot 2 shall be brought into conformance with the same zoning standard, §17.20.100, to the satisfaction of the Zoning Official.

Zoning Analysis

- The proposal intends to subdivide an existing oversized lot to create three new lots within the B-1 Zone. The proposed subdivision would result in the existing lot becoming nonconforming with respect to minimum lot area, while two of the three proposed new lots would be nonconforming with respect to the required lot frontage along Bolton Street.
- This request for dimensional relief is dictated by the shape of the lot and being situated on a cul-de-sac. Despite its unique characteristics, the lots do provide adequate physical and permanent physical access to a public street [RIGL § 45-24-41(d)(1)].
- As discussed in previous sections, granting relief would permit three additional conforming uses on the property which is consistent with Goal H-2, Policy H-1, Policy H-3 and Policy H-6 of the Comprehensive Plan. The general character of the surrounding area is residential and granting the variance would overall create new residential lots that generally conform with the Zoning Ordinance and show consistency with the surrounding B-1 zoned lots. The proposal will also not impair the general purposes listed in §17.04.010 of the Zoning Ordinance [RIGL § 45-24-41(d)(3)].
- Provided that the proposed lots, Lots 2, 3, and 4, meet all but one-dimensional standard of the B-1 zone and are able to provide adequate access and dedicated area for a stormwater management for the proposed residential development, the denial of the variance would be more than a mere inconvenience [RIGL § 45-24-41(e)(2)].

Summary

Planning Staff find that the project meets all standards for approval of the requested variances and subdivision standards. The proposal is generally consistent with the Comprehensive Plan's Future Land Use Map designation of "Single/Two Family Residential Less Than 10.89 Units Per Acre" and supports Goal H-2 and Policies H-1, H-3, and H-6 by providing additional residential development while maintaining compatibility with planned densities, allowing flexible development standards, and contributing to a varied housing stock. The requested dimensional relief is limited to lot area and frontage deficiencies resulting from the existing lot configuration and will not adversely affect the character of the surrounding area or the intent of the Zoning Ordinance. The proposal provides adequate parking, access, and circulation for the proposed residential development, subject to confirmation of the proposed curb openings, wall height and parking dimensions.

VII. Findings of Fact

Variance Standards

The requested dimensional relief displays conformance and consistency with the required Findings of Fact in accordance with RIGL §45-23-50.1, § 45-24-41 and § 45-24-46.4 as well as Section VII of the Subdivision & Land Development Regulations as follows:

RIGL § 45-24-41. General provisions – variances. (d)(1) states, "That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);"

- The hardship from which the applicant seeks relief arises from the unique way the subject lot interfaces with the public road. Specifically, the lot's configuration along the cul-de-sac results in more than adequate frontage for one potential residential lot but insufficient frontage for the two proposed

residential lots, despite the parcel containing adequate land area to support two conforming residential lots within the B-1 zone.

- The hardship from which the applicant seeks relief is not due to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant.

RIGL § 45-24-41. General provisions – variances. (d)(3) states, “That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.”

- The general character of the surrounding area is residential, and the proposed subdivision will maintain that established residential character by creating three additional residential lots within the B-1 Zone.
 - Although the subdivision will result in the existing lot becoming nonconforming with respect to minimum lot area and two of the three proposed lots being nonconforming with respect to required lot frontage along Bolton Street, the proposed development will remain generally consistent with the existing residential development pattern and surrounding B-1 zoned lots.
- The requested relief will not impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan upon which the ordinance is based.
 - The proposal will continue to provide residential development largely consistent with the B-1 Zone and will not introduce a use, density, or development pattern that is inconsistent with the surrounding area.
 - The dimensional relief for lot frontage results from the unique configuration of the subject parcel along the cul-de-sac.
 - The dimensional relief for lot area is supported by the ability to maintain compliance with the Zoning Ordinance for the required minimums of setbacks, frontage, lot coverage, and parking count/configuration.

RIGL § 45-24-41. General provisions – variances. (e)(2) states, “In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief. The zoning board of review, or, where unified development review is enabled pursuant to § 45-24-46.4, the planning board or commission has the power to grant dimensional variances where the use is permitted by special-use permit.”

- Of the four lots in this proposal, Lot 1 requires no variance.
- Provided that the proposed lots, Lot 2, Lot 3 and Lot 4, meet all but one-dimensional standard of the B-1 zone and are able to provide adequate access and dedicated area for a stormwater management by dry wells for the proposed residential development, the denial of the variance would be more than a mere inconvenience meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Subdivision Standards

This Preliminary Plan application displays conformance and consistency with the required Findings of Fact in accordance with RIGL § 45-23-60 as well as the Subdivision & Land Development Regulations as follows:

RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, “The proposed development is consistent with the comprehensive plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

- The proposal is **generally consistent** with the Comprehensive Plan's Future Land Use Map designation of “Single/Two-Family Residential Less Than 10.89 Units Per Acre” as well as the following goals and policies of the Comprehensive Plan:

- **Goal H-2:** Permit a variety of residential development types to achieve multiple community objectives.
 - **Policy H-1:** Maintain zoning densities that reflect planned municipal service levels and natural resource constraints.
 - **Policy H-3:** Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
 - **Policy H-6:** Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, “The proposed development is in compliance with the standards and provisions of the municipality’s zoning ordinance or has obtained relief from the same, or another provision of this chapter that exempts compliance with a specific provision or standard.”

- The proposal requires and seeks dimensional zoning relief for substandard frontage/lot width for the newly proposed lots (Lot 3 and Lot 4) and lot area for Lot 2, which if granted, will establish compliance with the standards and provisions of the Zoning Ordinance.

*RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, “There will be no significant negative environmental impacts from the proposed development as shown on the **final** plan, with all required conditions for approval.” (emphasis added)*

- This finding pertains specifically to the Final Plan; however, no significant environmental impacts are anticipated as:
 - The proposal is located outside of the floodplain.
 - The proposal will be subject to all state and local regulations pertaining to environmental impacts, wetlands, and erosion control.
 - No RIDEM approval required (OWTS or wetlands).
 - Stormwater management dry wells shown on the proposed plan for the new impervious roof areas will meet state requirements.
 - RIDEM’s natural heritage map shows that there are no known rare species or sensitive habitats located on or near the site.
 - The RIDEM environmental resource map shows that there are no regulatory overlays in the project area.
 - A proposed silt fence shown on the proposed plan as soil erosion and control has been provided.
 - No new uses or structures are proposed that would create any significant environmental impacts.

RIGL § 45-23-60. Procedure – Required findings. (a)(4) states, “The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.”

- 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.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate physical and permanent physical access to a public street unless there are local zoning ordinance provisions allowing exceptions to this requirement or the applicant has obtained the required relief from this provision.”

- All lots in this proposal will have adequate physical and permanent physical access to a public city street.
- The proposal provides for safe and adequate local circulation for vehicular traffic.

VIII. Recommendation

Staff finds this Proposal **consistent** with the Comprehensive Plan, the Zoning Ordinance, and the standards for required Findings of Fact set forth in RIGL § 45-24-41, RIGL § 45-23-60 and Section III(L) of the Subdivision & Land Development Regulations.

Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and **APPROVE** the Preliminary Plan submittal under Unified Development Review with the following variances and subject to the following conditions of approval.

Variances

- **Lot 2:** The applicant is requesting a dimensional variance from Section 17.20.090(A) – Specific Requirements to allow a lot area of **11,272 square feet** where **18,000 square feet** is required, requiring **6,728 square feet** of relief.
- **Lot 3:** The applicant is requesting a dimensional variance from Section 17.20.120 – Schedule of Intensity Regulations to allow **43.8 feet of lot frontage/width** where **60 feet** is required, requiring **16.2 feet of relief**.
- **Lot 4:** The applicant is requesting a dimensional variance from Section 17.20.120 – Schedule of Intensity Regulations to allow **43.5 feet of lot frontage/width** where **60 feet** is required, requiring **16.5 feet** of relief.

Conditions of Approval

1. The location and design of stormwater BMP and associated drainage calculations for Lot 2 shall be provided at Final Plan.
2. Dimensions for all driveways, curb openings, and parking areas shall be depicted on the Record Plan.
3. The height of the wall along Phenix Avenue shall be provided at Final Plan. If the wall exceeds the height requirements of Section 17.20.100, proposed Lots 1 and 2 shall be brought into conformance with said requirement, except that the gate west of the driveway of proposed Lot 2 may remain as is. The wall east of the driveway on Lot 2 shall be brought into conformance with the Zoning Ordinance prior to recording of the Final Plan.

Respectfully Submitted,


Brianna L. Valcourt, M.Arch
Senior Planner/Administrative Officer

Cc: City Planning Director
File