

City Planning Department



Memo

To: Cranston City Plan Commission
From: Joshua Berry, AICP – Senior Planner
Date: October 1, 2020
Re: “Replat Oaklawn Plat Lots 86, 87, 88, & 89” **Final Phasing Plan** - Minor Subdivision without street extension

Owner: Richard Cardello
Applicant: Barbara Gaglione
Location: 21 Turner Avenue (AP 18-4 Lots 485, 486, 489, and 490)
Zone: A-6 (Single-family dwellings on lots of minimum areas of 6,000 ft²)
FLU: Residential 7.26 to 3.64 units per acre

I. Proposal Summary

The Plan Commission unanimously voted to approve the Preliminary Plan on September 1, 2020, conditioned to either the ZBR granting relief for the 3.7' encroachment of the existing home into the side yard, or if the relief was denied, to the demolition or relocation of the home to comply with the setbacks. The Zoning Board of Review unanimously **denied** the variance request, leaving the applicant no other option to realize the yield of their 20,000 ft² of land than to demolish the home.

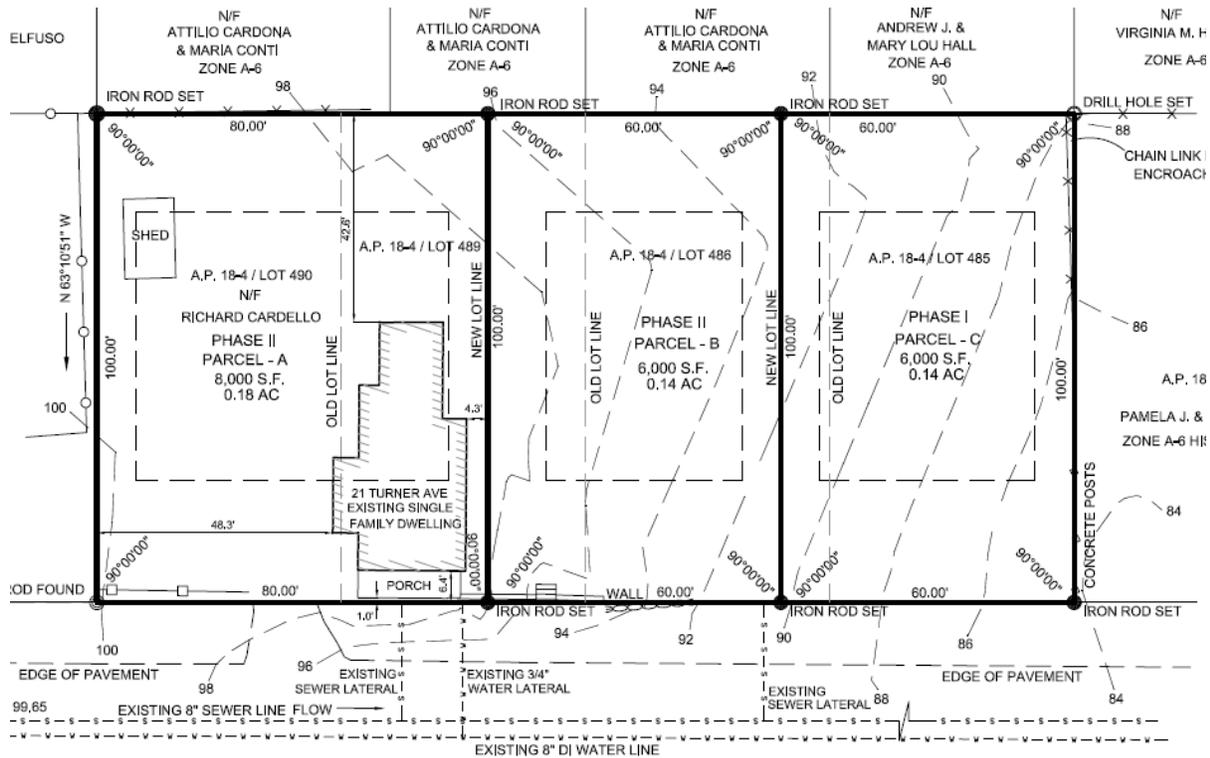
The applicant now seeks approval to phase the plan so that they may construct a home on approved Parcel C **prior** to demolition of the existing residence on approved Parcel A. Approved Parcel C would be the only portion approved as part of Phase 1, approved Parcels A & B would constitute Phase 2. The applicant would still comply with the Preliminary Plan condition of approval, but as part of Phase 2.

The applicant has provided two plans (see page 2), a Final Phasing Plan which shows both phases consistent with the Preliminary Plan approval, and the Phase 1 Record Plan which is the Final Record Plan for Parcel C, leaving Parcels A & B to be recorded as part of Phase II. Approval of the Final Phasing Plan must be granted by the Plan Commission before staff can administratively review the Phase 1 Record Plan.

II. Analysis

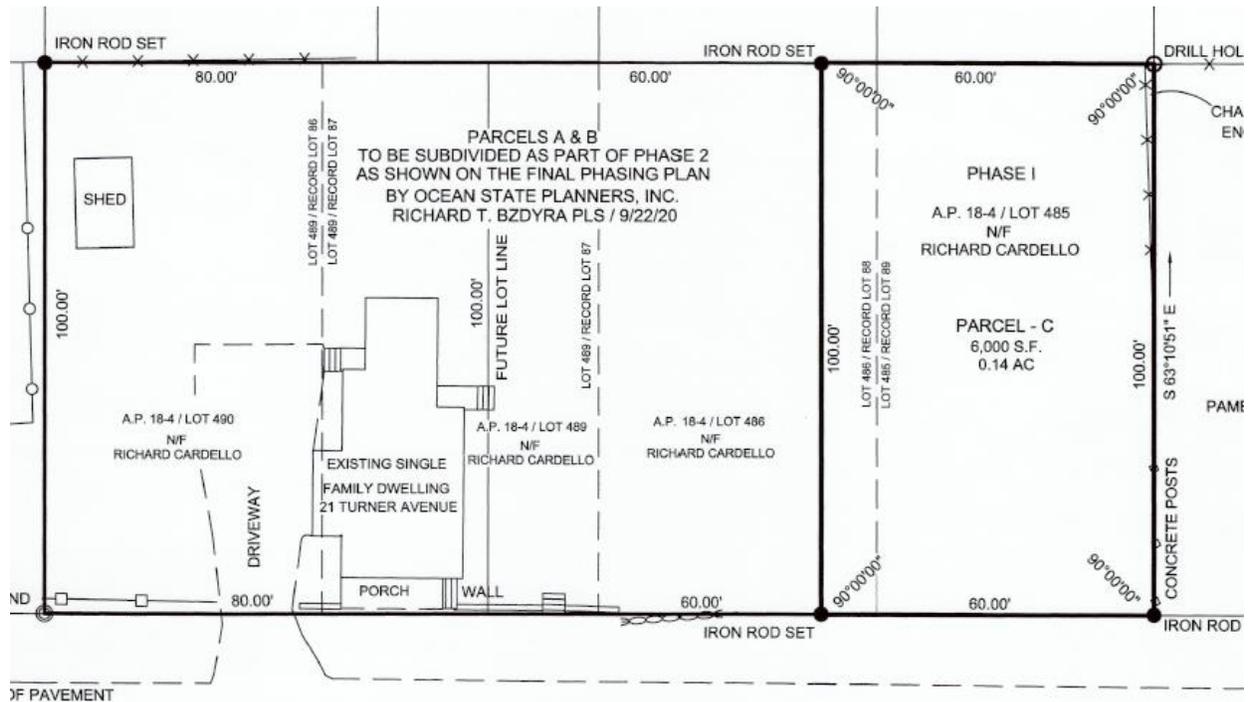
Staff supports the Phasing Plan as it provides multiple benefits without any detriments. Primarily, the phasing would allow the current residents of the existing home to have more time before needing to find other housing accommodations. The phasing would allow financial flexibility for the applicant, supporting the business-friendly climate that the City actively strives

Final Phasing Plan



TURNER AVENUE

Phase 1 Record Plan



TURNER AVENUE

to uphold, and, importantly, there is no perceived benefit to requiring the existing building on Parcel A be demolished before a house is constructed on Parcel C.

Staff recommends that conditions be written as to specify which phase the Preliminary Plan conditions of approval will apply to. The impact fees would be appropriately split between the two phases, and the demolition of the existing residence can be complied with as part of Phase 2.

III. Recommendation

Staff finds phasing plan to be consistent with the Preliminary Plan Approval and believes the phasing allows benefits without any detriments to the City. Staff therefore recommends that the Planning Commission approve the Final Phasing Plan application, subject to the conditions denoted below.

IV. Conditions of Approval

1. The existing residence on Parcel A must be demolished or relocated as to eliminate the encroachment into the side yard setback before the submittal of the Final Plan for Phase 2; and
2. The applicant shall pay the Eastern Cranston Capital Facilities Impact Fee in the amount of \$1,186.92 (\$593.46 per new buildable lot). The applicant shall pay \$593.46 at the time of Final Plan recording of Phase 1 and another \$593.46 at the time of Final Plan recording of Phase 2.