

Memo

To: Cranston Planning Commission
From: Gregory S Guertin, MA – Senior Planner
Date: November 15th, 2022
Re: “**Sanders School**” – Preliminary Plan - Minor Subdivision

I. Applicant/Proposal

This proposed subdivision will create four (4) slightly non-conforming lots on one parcel designated as Assessor’s Plat 4, Lot 300. Lot 300 is located at 41 Heath Avenue and is owned by the City of Cranston. The applicant is the City of Cranston. The parcel contains 22,560 +/- square feet (.52 +/- acres). The parcels are zoned A-6 residential for single-family dwellings.

The subdivisions proposed lot density meets the Comprehensive Plan Future Land Use Map allocation of Single Family Residential Less Than 10.89 Units Per Acre with a proposed density of 7.69 units per acre. The proposed use (single-family residential) and density of the proposed new lots are both consistent with the Comprehensive Plan.

The proposed lots are non-conforming with regards to *minimum lot area* for lots within an A-6 zoning district. The subdivision is consistent with the Cranston Comprehensive Plan – Future Land Use Map and will be serviced by public water and public sewer.

II. Documents which are part of the application

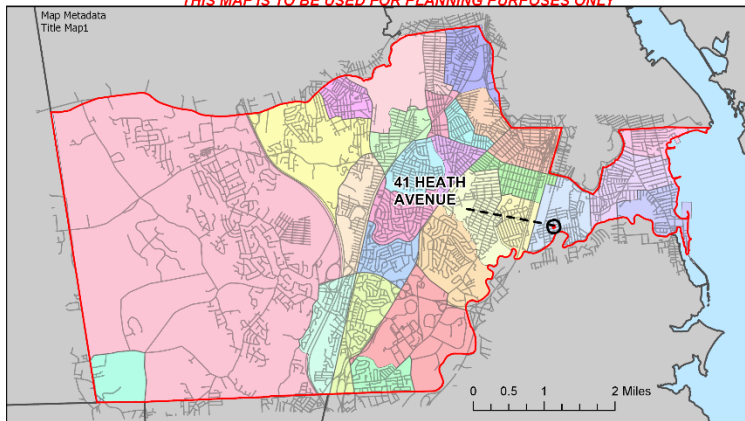
III. Surrounding land use and context

Analysis using the City of Cranston Geographic Information System indicates that:

1. The subject parcel is in Park View/South Elmwood, situated East of Elmwood Ave
2. The property is home to the Sanders School building, which has remained vacant for several years and is in extremely poor condition.
3. The surrounding neighborhood is a mix of A-6, C-5, and M-2. Most of the homes (68) are single-family, 4 (four) are multi-family and 8 (eight) are two family.
4. The subject parcel is relatively flat, has no wetlands and all newly proposed lots are outside of any regulated floodplains or historic/cultural districts.

LOCATION

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



Legend

- Sanders School**
 - Sanders School Parcel
- Streets**
 - Streets
- City of Cranston**
 - City of Cranston
- Municipal Boundary's**
 - Municipal Boundary's
- Neighborhoods**
 - Arlington
 - Auburn
 - Auburn/Friendly Community
 - Budlong
 - Dean Estates/Woodridge
 - Eden Park
 - Edgewood
 - Fiskeville
 - Forest Hills
 - Garden City
 - Garden Hills
 - Glen Woods
 - Howard
 - Knightsville
 - Laurel Hill
 - Mayfield/Oak Hill
 - Meshanticut
 - Northern Edgewood
 - Oaklawn/Brookfield
 - Park View/South Elmwood
 - Pawtuxet
 - South Auburn
 - Spectacle
 - Stadium
 - Stone Hill
 - Thornton
 - Village
 - Western Cranston
- Sanders School**
 - 400ft Buffer

AERIAL VIEW

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



Legend

- Sanders School**
 - Sanders School Parcel
 - 400ft Buffer



3-D AERIAL VIEW

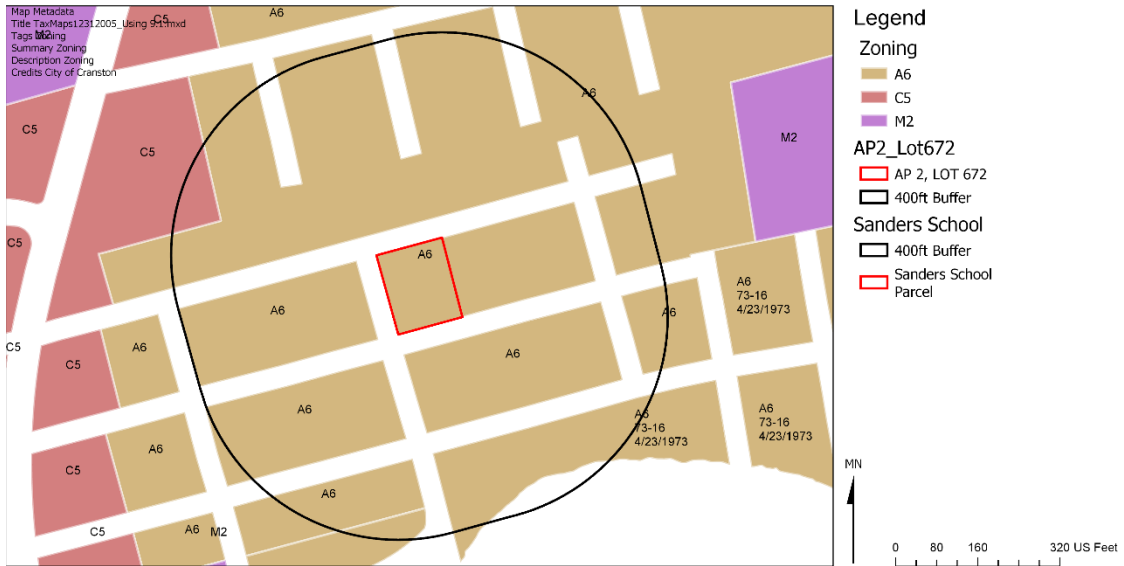


STREET VIEW



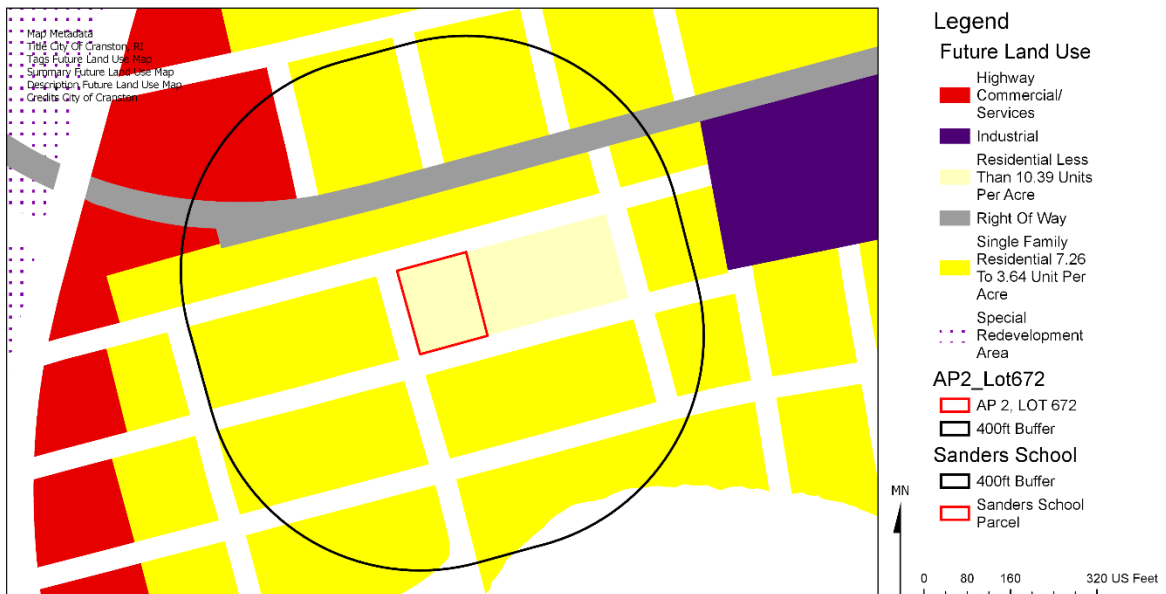
ZONING

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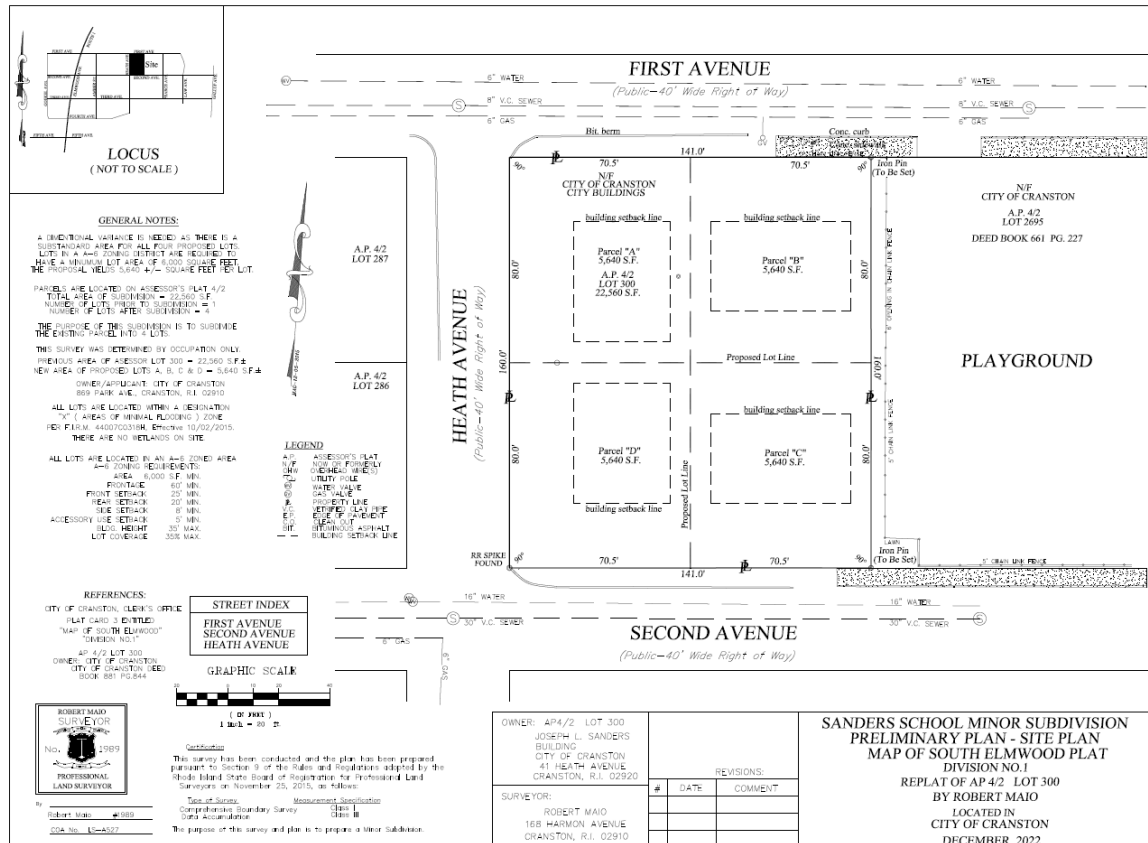


FUTURE LAND USE

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SITE PLAN (screenshot)



IV. Staff / Agency Comments

Pursuant to RIGL 45-23-41 A3, these plans were distributed for comment to the Providence Water Supply Board, Veolia Water, Public Works Department / Engineering Division, Building and Zoning Department, the Fire Department and Conservation Commission. Responses are as follows:

1. **The Providence Water Supply Board** – Has provided a letter regarding water availability
2. **Veolia Water** – Has provided a letter regarding sewer availability
3. **Public Works Department / Engineering Division** – Provided no comment at this time
4. **Public Works Department / Traffic Safety Division** – Provided no comment at this time
5. **Fire Department** – Provided no comment at this time
6. **Building and Zoning Department** – Provided no comment at this time
7. **Conservation Commission** – Has not responded at this time.

IV. Interests of Others

None to report at this time

VI. Planning Analysis

The subject property has been out-of-use and vacant for several years, which has resulted in a deterioration of the existing structure, to the point of disrepair. It is the City of Cranston's intention to surplus and market this property for a prospective buyer who would purchase all four lots and demolish the existing structure at their own expense.

The applicant proposes to subdivide one (1) existing parcels, totaling 22,560 +/- square feet, into 4 (four) individual parcels each with a total area of 5640 +/- square feet.

The subdivisions proposed lot density meets the Comprehensive Plan Future Land Use Map allocation of Single Family Residential Less Than 10.89 Units Per Acre with a proposed density of 7.69 units per acre. The proposed use (single-family residential) and density of the proposed new lots are both consistent with the Comprehensive Plan.

VII. Waivers and Variances

A dimensional variance is needed as there is substandard area for all four lots. Lots in an A-6 zoning district are required to have a minimum Lot Area of 6000 square feet, the proposal yields 5640 +/- square feet per lot.

VIII. Findings of Fact

An orderly, thorough, and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via first class mail, a display advertisement was published in the Cranston Herald on 1/25/23 and the meeting agenda has been properly posted.

Staff has reviewed this Master Plan application for conformance with required standards set forth in RIGL Section 45-23-60, as well as the City of Cranston's Subdivision and Land

Development Regulations and finds as follows:

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

1. The proposed subdivision is consistent with the City of Cranston Comprehensive Plan Future Land Use Map (FLUM). The proposed resulting density of approximately 7.89 units per acre is less dense than and thereby consistent with the FLUM’s designation of the subject parcel as “Single Family Residential Less Than 10.89 unit per acre.”

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.”

1. The proposal is in compliance with all zoning standards and will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code.

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)

1. This finding pertains specifically to the final plan; however, no significant environmental impacts are anticipated.
2. The project will be subject to all state and local regulations pertaining to environmental impacts and wetlands.
3. The Rhode Island DEM’s Natural Heritage map shows that there are no known rare species located on the site.

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.”

1. The proposed subdivision 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.
2. The design and location of building lots, utilities, drainage and other improvements will conform to local regulations for mitigation of flooding and soil erosion, details of which will be reviewed during the Preliminary Plan phase of the application.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.”

1. The properties in question will have adequate permanent physical access to multiple public city streets, namely: First Avenue, Second Avenue and Heath Avenue.
2. The proposed subdivision provides for safe and adequate local circulation for vehicular traffic.

IX. Recommendation

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not negatively impact the general character of the surrounding neighborhood, staff recommends the Plan Commission provide a **positive recommendation** on this application to the Zoning Board of Review.