

City of Cranston

City Plan Commission

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Jason Pezzullo
Planning Director



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Vice-Chair

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Ken Mason

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Kathleen Lanphear

Joseph Morales
Robert DiStefano

Anne Marie
Maccarone

December 1, 2020

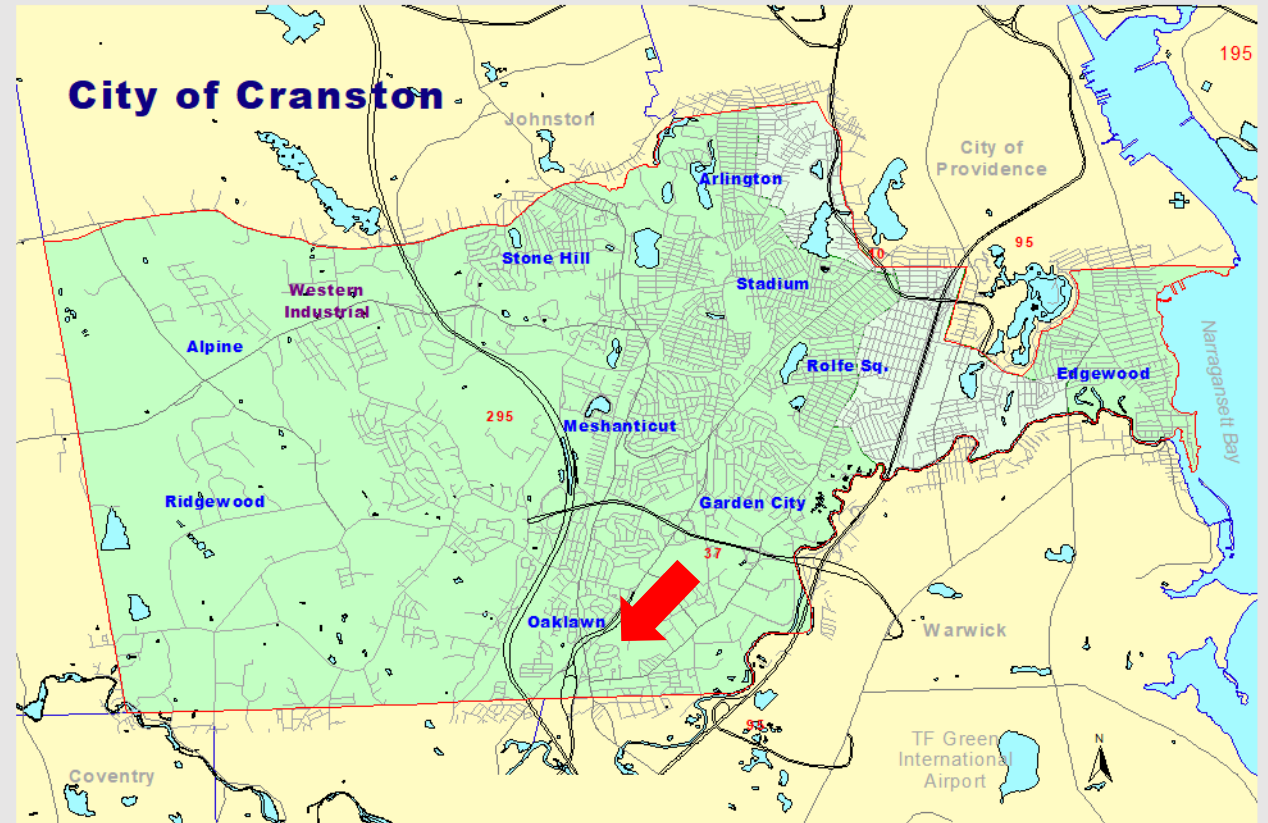
Ordinance #7-20-04 “Cranston Crossing”

Change of Zone - 1000 New London Avenue

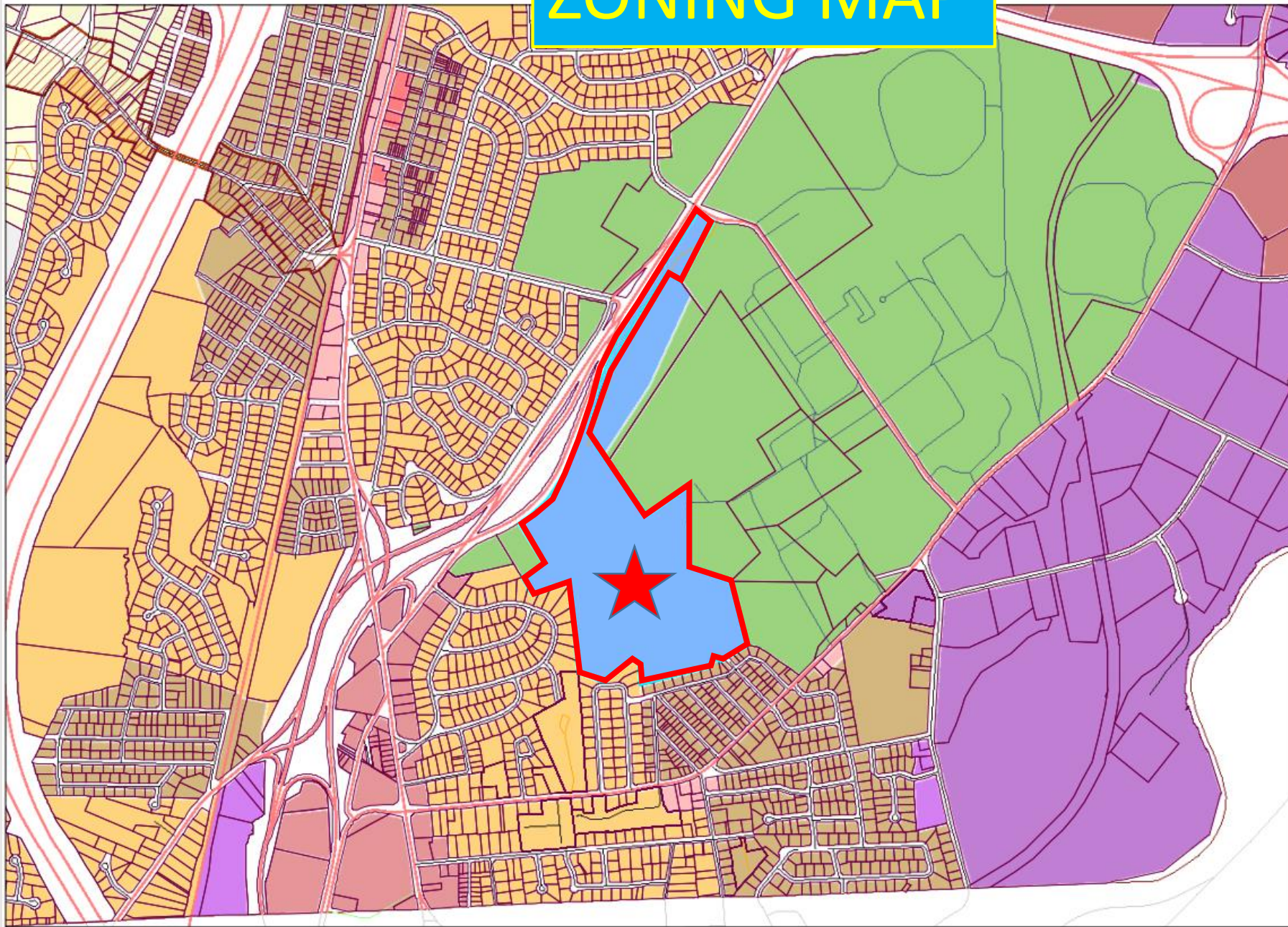
Owner: Mulligan’s Island, LLC
State of Rhode Island
Applicant: Coastal Partners, LLC
Location: 1000 New London Ave
Zone: MPD
FLU: *Mixed Plan Development*

General Summary:

To amend the existing MPD zoning ordinance to allow the site to be developed and used in accordance with the proposed Overall Development Plan.



ZONING MAP



- Parcels
- Streets Names
- Streets**
 - City
 - Driveway
 - OutsideCity
 - Paper
 - Pastore Complex
 - Private
 - Railroad
 - State
 - Historic Overlay District
- Zoning**
 - none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - EI
 - MPD**
 - S1
 - Other
- Street Names

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0 0.2 0.4 0.6 mi

What is an MPD?

- A MPD is a Mixed Use Plan District, defined as:

“A development undertaken by a single owner or group of owners and planned as a single entity, within which uses shall be multiple in nature and may include uses not otherwise permitted within the same zoning district. The mix and orientation of these uses are required to be compatible within the proposed development and also in relationship to the surrounding area”

- Is this a review of a *development proposal* or not?
 - Technically, **NO**. It is a *zone change application* for an anticipated development proposal.

How Does the MPD Process Work?

- Pre-Application Conference (*complete*)
- Submittal of Ordinance (*complete*)
- Review & Recommendation by the City Plan Commission (**we are here**)
- Review & Recommendation by the Ordinance Committee (Dec. 10)
- Final Decision by the City Council (Dec. 17)

If Approved, What Happens Next?

- Permission to Relocate the Historic Cemetery from City Council
- Major Land Development – Master Plan
- Obtain All Required State Approvals
- Development Plan Review – Preliminary Plan
- Conservation Commission – Preliminary Plan (Advisory)
- Major Land Development – Preliminary Plan
- Development Plan Review – Final Plan
- Major Land Development – Final Plan
- Building Permits

Subdivision Recommendation

Due to the complex nature of the proposal, and anticipating the public comment and testimony that will be provided during the meeting, staff recommends that the City Plan Commission, with the consent of the applicant, **CONTINUE** the matter to a date certain.