

# City Planning Department



## Memo

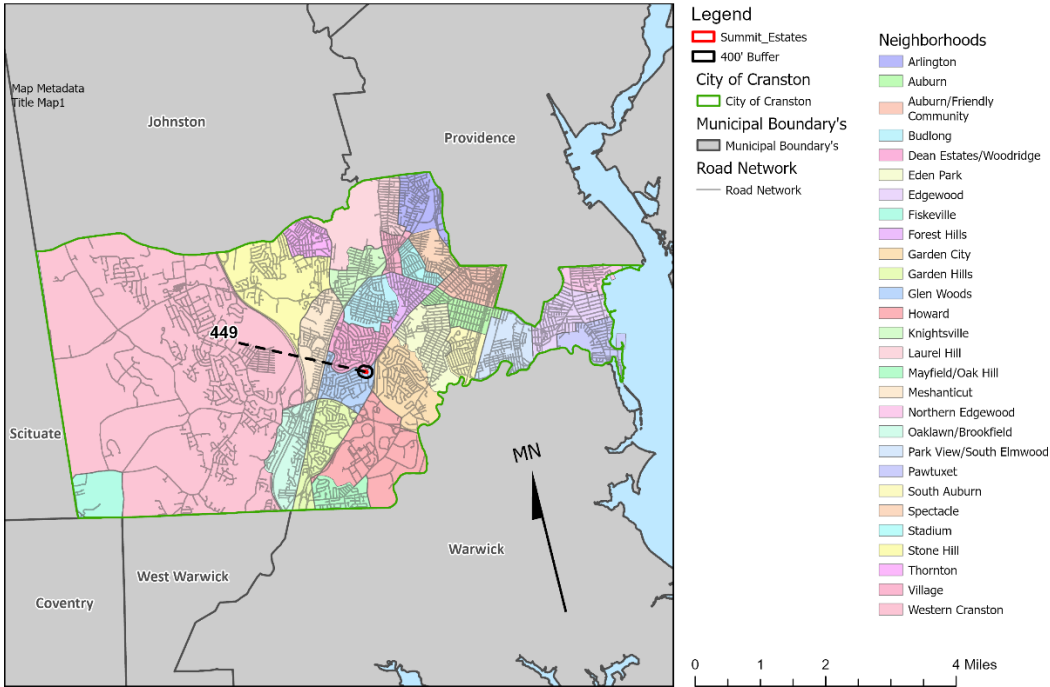
To: Cranston City Plan Commission  
From: Gregory Guertin – Senior Planner, MA  
Date: June 29, 2023  
Re: **“Summit Estates” - Minor Subdivision without street extension**

**Owner/App:** Summit Estates, LLC  
**Location:** Summit Drive (AP 16-4, Lots 449 & 459)  
**Zone:** A-8 (Single-Family Dwellings on 8,000 ft<sup>2</sup> Lots)  
**FLU:** Single-Family Residential

### I. Proposal

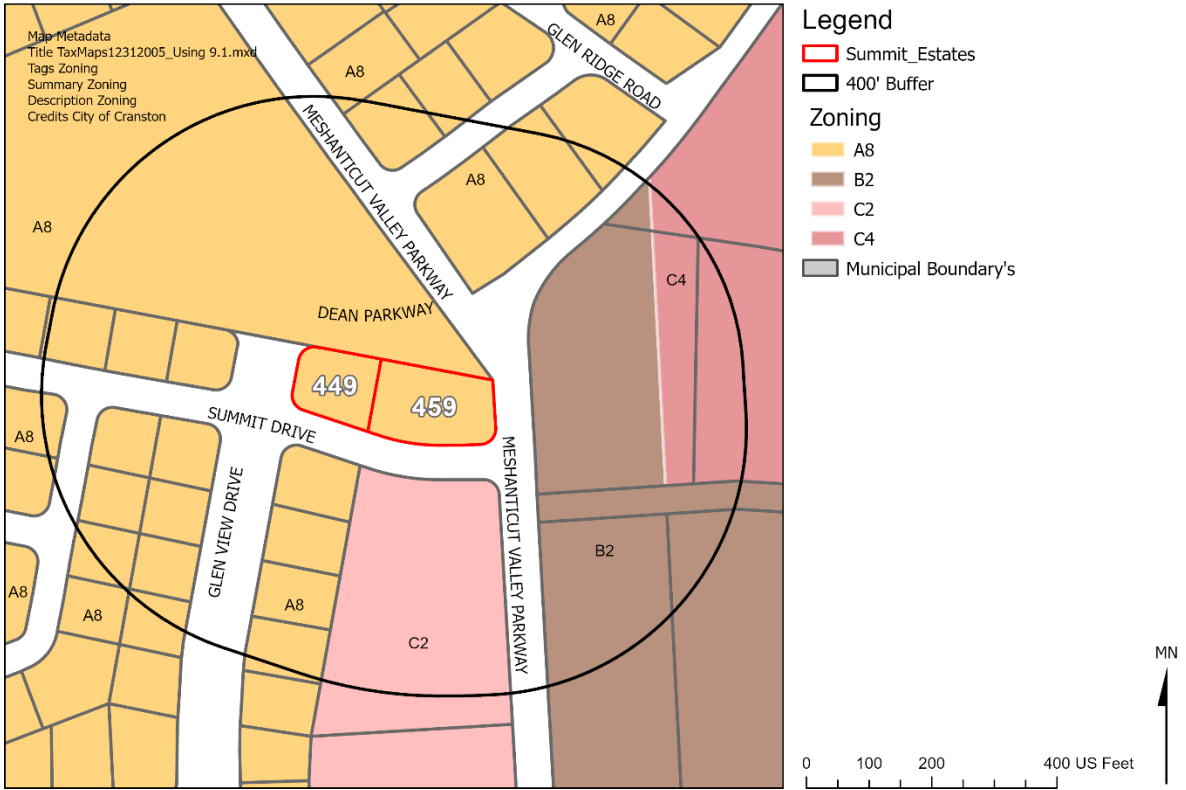
The property owner (Summit Estates, LLC) is proposing to combine/subdivide 2 conforming lots into 4 conforming lots in an A-8 zone. The total area of the 2 existing lots is 36,609 ft<sup>2</sup>. The proposed subdivision is allowed by-right per City Zoning Ordinance and is consistent with the Comprehensive Plan Future Land Use.

**LOCATION**  
*THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY*



## ZONING

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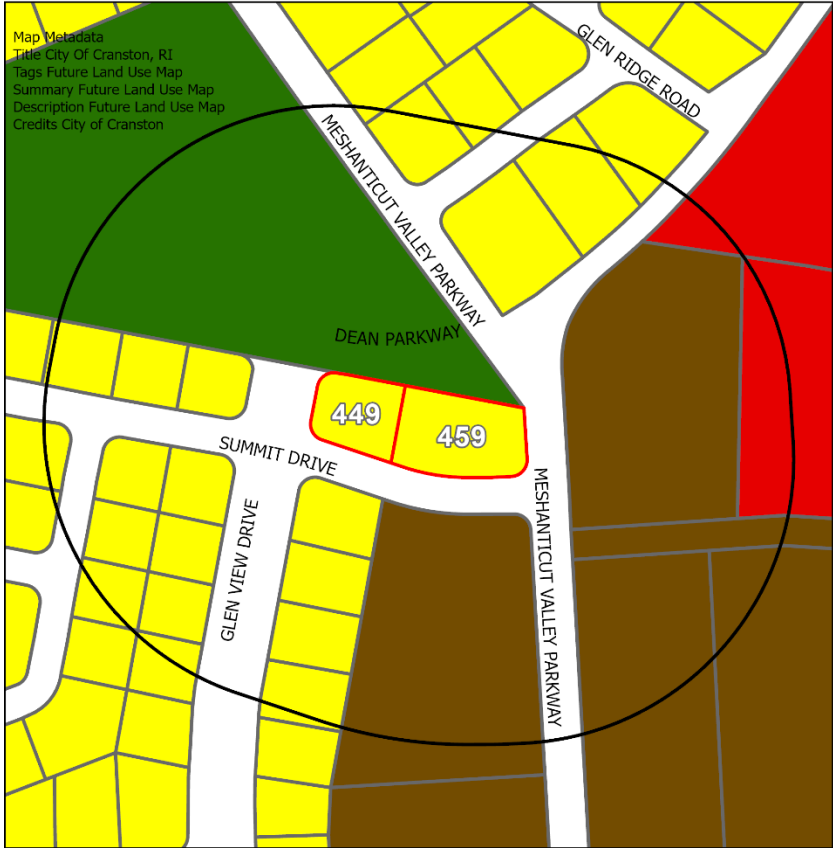
## AERIAL VIEW

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# FUTURE LAND USE

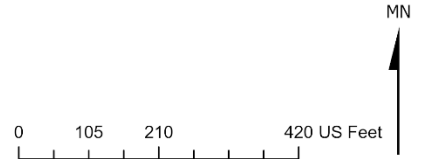
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Map Metadata  
Title City Of Cranston, RI  
Tags Future Land Use Map  
Summary Future Land Use Map  
Description Future Land Use Map  
Credits City of Cranston

## Legend

- Summit\_Estates
- 400' Buffer
- Future Land Use**
  - Highway Commercial/Services
  - Multifamily
  - Open Space
  - Single Family Residential 7.26 To 3.64 Unit Per Acre
  - Municipal Boundary's



**STREET VIEW (Corner of Glen View Drive and Summit Drive)**



# SITE PLAN SNIPPIT

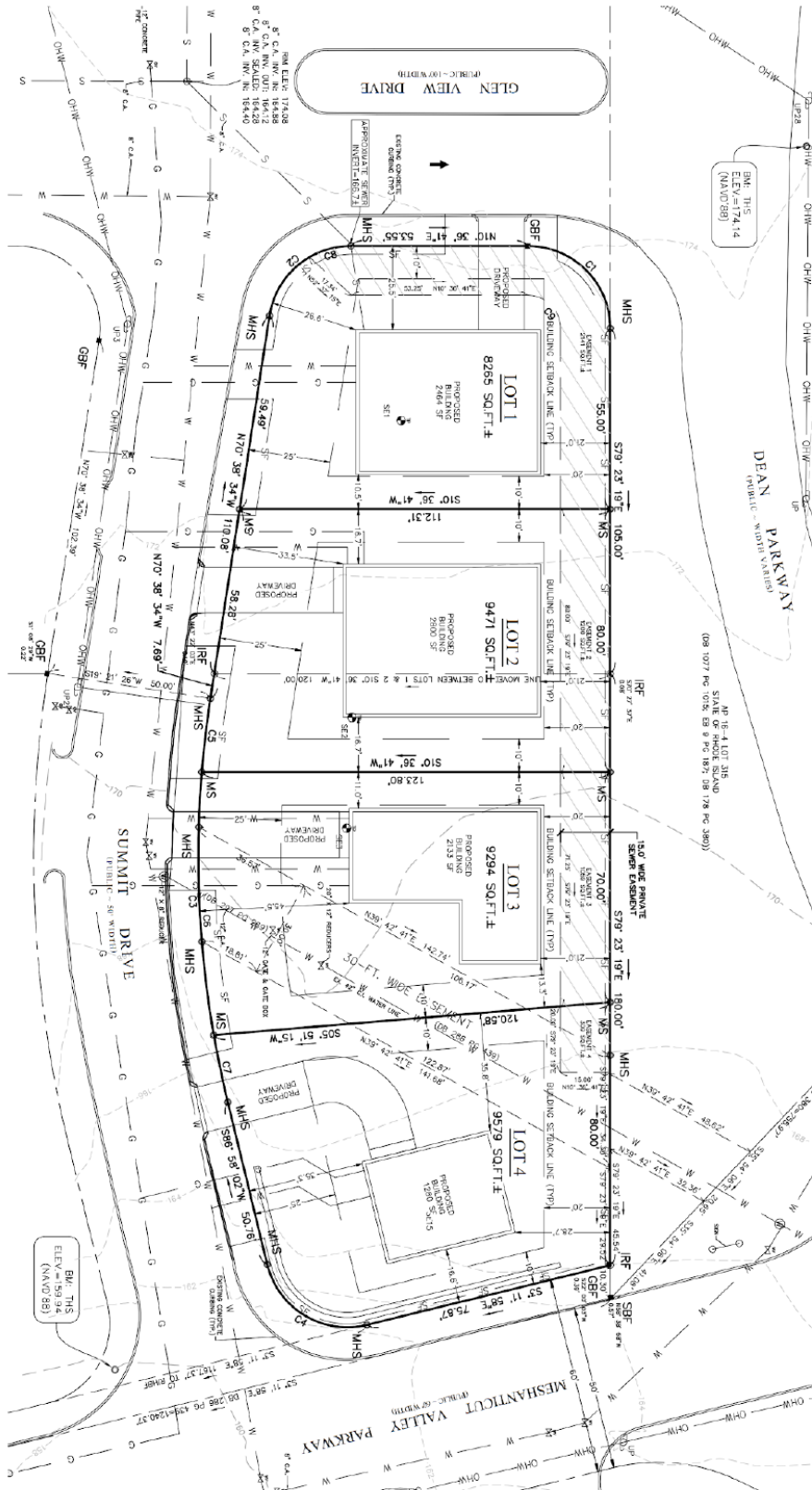


Figure 6: Proposed Lots & Houses

## **II. Documents which are part of the application**

1. Application signed by Kevin Wilbur on 5/8/23
2. Filing fee of \$565 was paid on 5/10/23, via check #12444 by Resnick and Caffrey, PC
3. Preliminary Plan Checklist completed by Sanford J. Resnick, Esq.;
4. Minor Subdivision plan entitled "Summit Estates" with a last revised date of May 2023 prepared by Advanced Civil Design, Inc.
5. Narrative Report
6. Letter regarding water availability from Providence Water dated 7/5/23;
7. Letter regarding sewer availability from the Department of Public Works dated 6/22/23;
8. 100' radius map, list of abutters and signed Certificate of Notice;
9. Certificates of Municipal Liens for each subject lot.

## **III. Surrounding land use and context**

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

1. The subject parcel is located in the North East Corner of the Glen Woods neighborhood.
2. The surrounding neighborhood (400-foot radius) is comprised of mostly A-8 zoned parcels with some Multi-family, Highway Commercial Services and Multi-family parcels..
3. The project is free of wetlands and outside of any regulated floodplains or historic/cultural districts.

## **IV. Interests of Others**

Staff has not received any comments at this time.

## **V. Staff / Agency Comments**

Pursuant to RIGL 45-23-41 A3, these plans were distributed for comment to the Public Works Department / Engineering Division, the Traffic & Safety Bureau, the Building and Inspections Department, and the Fire Department.

The Department of Public Works and Veolia Water, in their letter of sewer availability, approved of this project with a number of conditions which can be found in the attached document titled "2023-6-23\_Summit Drive\_Estates\_Sewer\_Design\_Approval."

No other comments were received at this time.

## VI. Waivers

The applicant has not requested a waiver for sidewalks. A waiver would also be required for the installation of sidewalks. Due to the fact that there is no sidewalk network with which to connect, staff recommends a waiver of the sidewalk requirement.

## VII. Planning Analysis

The Units Per Acre calculation for this proposal yields 4.76 units per acre, which meets the density prescribed by the Comprehensive Plan Future Land Use Map.

The proposed parcels all meet the required area, frontage and total lot coverage as prescribed by the zoning code. A table depicting the totals for each parcel can be found on page 7 of the applicants' project narrative.

Staff is of the view that this application is consistent with the surrounding neighborhood and existing zoning and have no concerns regarding this subdivision.

## VIII. Findings of Fact

Staff has reviewed this Preliminary 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 proposal is consistent with the Future Land Use Map, in which the area is designated for single-family residential use.
2. The new single-family lots are consistent with the land use and density prescribed by the Comprehensive Plan Future Land Use Map allocation of Single Family Residential 7.26 to 3.64 units per acre.
3. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.

*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."*

4. The site for the new single-family development is clear of wetlands, steep slopes, forest, or other elements of environmental concern. No negative environmental impacts are anticipated.

*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.”*

5. 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.

*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.”*

6. The existing lot has adequate permanent physical access on Summit Drive and Glen View Drive, both public roadways within the City of Cranston.

## **IX. Recommendation**

Staff finds this proposal consistent with the standards for required findings of fact set forth in RIGL Section 45-23-60 as well as with the City of Cranston’s Subdivision and Land Development Regulations. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and **approve** the Preliminary Plan application subject to the conditions denoted below.

## **X. Conditions of approval**

1. The applicant shall adhere to the conditions as outlined in the letter of sewer availability by the Department of Public Works and Veolia Water with respect to sewer construction and maintenance.