(The following is not a verbatim transcript of comments or discussion that occurred during the meeting, but rather a summarization intended for general informational purposes. All motions and votes are the official records).

ORDINANCE COMMITTEE

Regular meeting of the Ordinance Committee was held on Thursday, November 17, 2016, in the Council Chambers, City Hall, Cranston, Rhode Island.

CALL MEETING TO ORDER:

The meeting was called to order at 6:00 P.M. by the Chair.

Present:
Council Majority Leader Archetto, Chair
Councilman Mario Aceto, Vice-Chair
Councilman Michael J Farina
Councilman Steven A. Stycos
Councilman Donald Botts, Jr.
Council President John E. Lanni, Jr.

Also Present:
Councilman Christopher G. Paplauskas
Council Minority Leader Michael W. Favicchio
Robert Coupe, Director of Administration/Acting Personnel Director
Jeffrey Barone, Constituent Affairs Director
Christopher Rawson City Solicitor
J. Patrick O'Neill, Asst. City Solicitor
Robert Strom, Director of Finance
Patrick Quinlan, City Council Legal Counsel
Anthony Moretti, Council Auditor
Maria Medeiros Wall, City Clerk
Rosalba Zanni, Assistant City Clerk/Clerk of Committees
Heather Finger, Stenographer

MINUTES OF THE LAST MEETING:

On motion by Councilman Farina, seconded by Councilman Stycos, it was voted to dispense with the reading of the last meeting and they stand approved as recorded. Motion passed unanimously.

CORRESPONDENCE/COMMUNICATIONS

OLD BUSINESS:

8-16-01 **Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 1353 Park Ave.).** Petition filed by Asad Ali, LLC. Cont. 10/13/2016.

On motion by Councilman Farina, seconded by Councilman Botts, it was voted to recommend approval of this Ordinance.

Under Discussion:

Kevin Morin of DiPrete Engineering, appeared to speak and stated that this Ordinance was amended and approved at the Planning Commission meeting.

City Clerk clarified that this Ordinance has not been amended by this Committee and stands as is. She stated that there was discussion at the September meeting of the amendments because there were proposed amendments to the Planning Commission and because of that, this Committee continued this Ordinance until all the proposed amendments were ready to be made.

Mr. Morin provided copies of the proposed amendments to the Ordinance.

Councilman Aceto asked what the purpose of the amendments are. Mr. Morin stated that the amendments had to do with the size of the canopy. Councilman Aceto asked if there is a Planning Commission recommendation. Councilman Botts stated that the letter of recommendation is attached to the Ordinance.

Councilman Aceto asked if this is going to affect any other similar facilities in the City to do the same thing if this is passed with the amendment. Solicitor Rawson stated, no, it would be specific to this.

Councilman Stycos asked if this is a gas station. Mr. Morin stated that there is an existing gas station and convenience store, but no drive-thru. Councilman Stycos asked for reason why this is before the Committee. Mr. Lapolla, City Planner, stated that the property is Zoned M-1 and the Comprehensive Plan calls for this to go to General Services and Commercial (C-3). This would be making it consistent with the Comprehensive Plan.

Mr. Quinlan stated that he does not believe you want to amend this Ordinance as deleting Section 17.48.010 but to grant relief from that Section. He suggested amending line #32 by deleting the word "amend" and insert "grant". He reiterated that the amendment should be for relief from Section 17.48.010(c)

On motion by Councilman Farina, seconded by Councilman Botts, it was voted to amend this Ordinance as stated by Mr. Quinlan.

Under Discussion:

Councilman Farina questioned if this Ordinance would have to go back to the Planning Commission if it is amended this evening. Mr. Lapolla stated, no. Councilman Farina suggested continuing this Ordinance and have Mr. Quinlan draft a proper amendment.

On motion by Councilman Farina, seconded by Councilman Botts, it was voted to continue this Ordinance meeting to allow time to word the amendment correctly. Motion passed unanimously.

9-16-02 **Ordinance amending Chapter 10.12.270 of the Code of the City of Cranston, 2005, Entitled "One-Way Traffic on Certain Streets Between Certain Hours" and Chapter 10.32.680 "Parking of Vehicles With Left-Hand Wheels to Curb" (Frances Ave.).** Sponsored by Mayor Fung. Cont. 10/13/2016.

On motion by Councilman Farina, seconded by Councilman Botts, it was voted to recommend approval of this Ordinance.

Under Discussion:

Councilman Stycos asked that this Ordinance be continued for one more month. He stated that he has seen a major improvement on the parking situation. By continuing if for one more month, it would give him a chance to speak to the residents in the area to see what they would like, if they would like an Ordinance passed or not.

On motion by Councilman Botts, seconded by Councilman Farina, it was voted to continue this Ordinance to the next meeting. Motion passed unanimously.

9-16-06 **Ordinance amending Chapter 10.40.070 of the Code of the City of Cranston, 2005, entitled "Solicitation on Roadways Prohibited" and changing it to "Prohibition Against Distribution to Occupants of Vehicles".** Sponsored by Mayor Fung, Council Vice-President Santamaria, Councilmen Farina, Botts, Paplauskas and Favicchio. Cont. 10/13/2016.

Councilman Botts motioned to recommend approval of this Ordinance. Councilman Farina seconded the motion for discussion purposes.

Under Discussion:

Councilman Aceto asked Administration if they have looked to see if this is going to be judgment proof. Solicitor Rawson stated that nothing is judgment proof. He thinks that this is a good structure Ordinance.

Councilman Aceto asked Mr. Quinlan if he concurs with the statement made by Solicitor Rawson. Mr. Quinlan stated that he would concur of the Solicitor's character of judgment proof. He indicated that the City of Portland Ordinance was thrown out by the US First District Court. He also stated that State Representative Lima has legislation similar to this pending, which may be a safer course. His personal feelings is this is a pretty dangerous waters to step into.

Councilman Aceto stated that at one of the past meetings, the Mayor was present and mentioned accident data and a request was made of this data. He has not seen any accident data. Mr. Coupe stated that he believes that that was sent by e-mail to the Council the evening of that meeting.

Public Speakers:

Carol Medeiros, Executive Director of Alliance for Safe Communities, appeared to speak and stated that they looked at this bill. The word "proliferation" is screaming out at her. It is not just in Cranston, it is Statewide. She stated that the Alliance supports this Ordinance and there needs to be intervention.

Meghan Great, 45 Grace Ave., Warwick, Outreach Manager of Housing of Hope, appeared to speak and opposed to this Ordinance.

Maryah Akande appeared to speak and stated that continuing this Ordinance would be smarter than passing it this evening because of the possible lawsuits.

Daria Oshender appeared to speak and stated that this is not the correct way to handle this situation. Most panhandlers are homeless. If they get cited, they won't be able to pay the fine and go to jail and would cost the City or State residents' money. She promises there will be a lawsuit and the City will lose.

Council President Lanni stated that the accident data was given verbally by the Mayor one month ago and at that meeting, Councilman Aceto had requested a hard copy of the data and the Council still does not have it. They have had numerous speakers stating that this is unconstitutional. The State is looking into this, let the State act on this issue and then Cranston can follow suit.

Roll call was taken on motion to recommend approval of this Ordinance and motion failed on a vote of 2-4. The following being recorded as voting "aye": Councilmen Farina and Botts -2. The following being recorded as voting "nay": Council Majority Leader Archetto, Councilmen Aceto, Stycos and Council President Lanni -4.

PUBLIC HEARINGS/NEW BUSINESS:

Robert Murray, Esq., appeared to represent applicant for proposed Zone Change Ordinance 9-16-03 and presented a handout. He introduced Jeffrey Salvatin, Management Partner of Sockanosset Crossing Park. Attorney Murray stated that this Zone Change is consistent with the 2010 Comprehensive Plan.

Councilman Farina asked if the current plan is to leave this business as is since C-4 allows drive-thru. Attorney Murray stated that the building may be reconfigured slightly. As to the drive-thru, there are no intentions, but if in the future, a drive-thru is proposed, they would need Site Plan Review Process among other approvals.

Councilman Farina stated that he would like to have restrictions placed, if this is passed, to prohibit any drive-thru.

Councilman Aceto indicated that Panera up the street has a drive-thru and there does not seem to be any problems.

Councilman Botts stated that since there are no curb cuts to this property, if in the future there is a drive-thru, he does not see a problem because any traffic backup would back up on the side street.

Attorney Murray stated that his client does not have any plans for immediate drive-thru, that does not mean his client should not agree to a condition.

Councilman Stycos asked if this business has had any discussions with the Carpionato property owner concerning this property. Attorney Murray stated, no.

Councilman Farina stated that he does not like the City Council giving away its right to what goes in the City.

Joseph Brennan, Esq., appeared to represent Renaissance Park Associates, Renaissance Development Corporation and Janco Central, opposed to proposed Ordinance 9-16-03. He stated that there is a large concern with the traffic that is currently in the area. If this Ordinance is passed, he asked that a drive-thru be a restriction.

Councilman Aceto asked Attorney Brennan if his client owns Burger King and the bank next door. Attorney Brennan stated, yes, but they are concerned because current drive-thrus draw heavy traffic use.

David Westcott, Chief Planner of Mason & Associates, appeared to oppose to proposed Ordinance 9-16-03 and presented a handout with pictures.

Peter Lapolla, City Planner, appeared to speak and stated that it does not make sense to keep this property Zoned M-1 because there is no industry here. The applicant is requesting this Zone Change to be consistent with the Comprehensive Plan and also to allow for future redevelopment of that site. As to the drive-thru, that would have to go through Development Plan Review and they would have to provide parking analysis and traffic study.

Todd Breighton, Traffic Engineer, of Bryant Associates and representing Janco, appeared to oppose to proposed Ordinance 9-16-03.

Jeff Salvatin, Management Partner of Sockanosset Crossing Park, appeared to speak and stated that they are extremely sensitive to being a good neighbor and doing what is right and doing it the right way. All they are asking this evening is to be consistent with the City's Comprehensive Plan. He also stated that they truly understand parking and they do not have any plans for a drive-thru. They have no plans to request a curb cut on Sockanosset or on Pontiac Ave.

Chris Chrissilios appeared to speak in favor of proposed Ordinance 9-16-03 and stated that Mr. Salvatin is a very good developer and is well aware of any requirements or approvals needed.

Dean Brockway appeared to represent Local 1363 Firefighters Union and opposed to proposed Ordinance 10-16-01.

Lynne Furney, Steward for Teamsters Local 251 Cranston Municipal Employees, appeared to oppose to proposed Ordinance 10-16-01 and stated that the Charter and the Code already provides for extra points for Veterans or Disabled Veterans. The remaining requirements in the Ordinance should be placed in the Civil Service Rules and needs to be negotiated with the Union. For these reasons, she asked that this Ordinance be denied.

Mr. Lapolla appeared to speak in favor of proposed Ordinance 9-16-10 and explained what this Ordinance would do. He also stated that Maria Giarrusso, City's GIS Director, is present to answer any questions.

John Macini, Esq. appeared to represent applicant for proposed Ordinance 10-16-04 and stated that the signage is going to be located to the very rear of the property. He also stated that the sign will be 150 feet high and it will not be visible from Phenix Ave. It will be visible from Route 295 and 37. This sign is in addition to the monument sign which will be placed in the front of the development.

Councilman Stycos questioned if there is a Planning Commission recommendation. Attorney Mancini stated that the Planning Commission denied the request because they felt it would be too large of a sign.

Mr. Lapolla stated that the reason for the Planning Commission's denial was because of the comparison between the Brewed Awakenings sign at Sockanosset Crossroad to the proposed sign, which will be about two times higher.

Fred Joslyn, 23 Gaglione Ct., appeared to speak and opposed to proposed Ordinance 10-16-04. He quoted RIGL 24-10-1 and stated that this proposed sign constitutes a public nuisance. He urged the Committee to defer to the fact findings of the Planning Commission and deny this application.

Al Torigian, Business Manager for Teamster Local 251, appeared to oppose to proposed Ordinance 10-16-01 and stated that he feels this is discrimination and this has to be bargained with the Union by the Administration.

Greg Weis, 28 Katelyn Ct., appeared to oppose to proposed Ordinance 10-16-04 and stated that it is insulting of the statement made that this sign won't be visible from Phenix Ave.

James Molloy, 16 Natick Ave., appeared to oppose to proposed Ordinance 10-16-04 and stated that he researched the applicant's website of the other locations they own and those signs are nowhere near the height being proposed in Cranston.

The meeting recessed at 8:05 p.m.
The meeting reconvened at 8:15 p.m.

9-16-03 Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – 1191 Pontiac Ave.). Petition filed by Ruggieri Floor Fashions, Inc. and 1191 Pontiac, LLC.

On motion by Councilman Aceto, seconded by Council President Lanni, it was voted to recommend approval of this Ordinance.
Under Discussion:

Council Minority Leader Favicchio questioned whether this Ordinance should have full City Council action. Solicitor Rawson stated, yes, either to approve or deny.

Councilman Botts referred to the Carpionato Zone Change for Davol property and stated that they were forthcoming of what their plans were and what they did not want there. The problem he has with this request this evening is everyone knows what is going on here but the City Council does not know what is going to be going there and for that reason, he will be voting against this.

Councilman Farina agreed with Councilman Botts and added that he would like to see plans, proposals and traffic study before any approval is given.

Councilman Aceto asked if there is a renewal for a lease for Ruggieri.

Mr. Salvatin assured the Council that they have no user other than Sprint or Ruggieri Flooring. They have not begun to market the property. All they want is C-4 Zone because the surrounding properties are Zoned C-4.

Councilman Aceto asked Attorney Murray what his thoughts are on restricting drive-thrus. Attorney Murray stated that he does not think it is fair. He stated that Starbucks is going into Chapel View with a drive-thru and the City Council had no involvement in that. Councilman Farina agreed that the City Council had no input because they were already Zoned C-4.

Council Minority Leader Favicchio stated that it is kind of unfair for the Council to get involved in competition between two businesses and that is what is going on here.

Councilman Aceto asked if any Council members are related to anyone who works for Janco. Councilman Farina stated that his aunt works for Janco, but that is not why he is opposed to this. He has opposed numerous other drive-thru requests. Councilman Aceto questioned if this is grounds for recusal. Solicitor Rawson stated that he would say no. Councilman Farina stated that he has no personal interest in Jan Companies and will not be recusing at all. Council President Lanni disagreed and stated that he would recuse himself in an abundance of caution. Councilman Farina stated that since this will be going before the full City Council, he will recuse himself and he will obtain Ethics opinion for Councilman Aceto.

Roll call was taken on motion to recommend approval of this Ordinance and motion passed on a vote of 4-1 with one recusal. The following being recorded as voting "aye": Council Majority Leader Archetto, Councilmen Aceto, Stycos and Council President Lanni -4. The following being recorded as voting "nay": Councilman Botts -1. Councilman Farina recused.

9-16-10 **Ordinance in amendment of Chapter 17.04.08.020 of the Code of the City of Cranston, 2005, entitled "Zoning" "District Boundaries" (Digitized GIS Zone Map).** Sponsored by Mayor Fung at Request of Planning Commission.

On motion by Councilman Aceto, seconded by Councilman Farina, it was voted to recommend approval of this Ordinance.

Under Discussion:

Councilman Stycos stated that if this Ordinance is passed this evening and there is a mistake in the GIS map, he asked what would happen then. Mr. Lapolla stated that there is a mechanism to correct any mistakes and he will let the Council know and it will be corrected, but they do not think there will be any mistakes. He also stated that the Planning Commission voted 7-1 on this.

Maria Giarrusso, GIS Manager, appeared to speak.

Chair asked Ms. Giarrusso if there are any mistakes in the map. Ms. Giarrusso stated that she does not believe so. There were multiple sets of eyes from various departments that looked at it. Should a mistake be found, the City Council will promptly be notified and the mistake will be corrected.

Roll call was taken on motion to recommend approval of this Ordinance and motion passed unanimously.

10-16-01 **Ordinance in amendment of Title 2 of the Code of the City of Cranston, 2005, entitled "Administration and Personnel" (Promotion Rules & Regulations). (Promotion Rules & Regulations).** Sponsored by Councilman Stycos.

On motion by Councilman Stycos, seconded by Council Majority Leader Archetto, it was voted to recommend approval of this Ordinance.

Under Discussion:

Councilman Stycos stated that during the recess, he spoke to the Union representatives and the Administration regarding this Ordinance.

Mr. Coupe stated that during recess, he spoke to the Union representatives and Councilman Stycos and it was agreed that this issue should be handled by amending the Civil Service Rules and bringing it before the City Council.

Councilman Stycos withdrew this Ordinance.

Motion and second to recommend approval of this Ordinance were withdrawn.

10-16-03 **Ordinance in amendment of Title 10, Chapter 32 of the Code of the City of Cranston, 2005, entitled "Motor Vehicles and Traffic" (Knight St. – Two Hour Parking).** Sponsored by Council President Lanni.

Council President Lanni stated that since there is no Two Hour Parking in the Code, he withdrew this Ordinance and will have this researched.

10-16-04 **Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (950 Phenix Avenue – Signage). Petition field by Bluedog Capital Partners, LLC and BCPStor Development, LLC**

On motion by Councilman Farina, seconded by Councilman Stycos, it was voted to deny this Ordinance. Motion passed unanimously.

Edgewood Home Builders – land donation Plat 18/lots 1519, 1540 and 1541. ***Referred from City Council 10/24/2016.***

Mr. Lapolla appeared to speak and stated that the City should accept the land. He also stated that there would be numerous testing that would have to be done on the land.

The meeting adjourned at 8:45 P.M.

Respectfully submitted,

Rosalba Zanni

Rosalba Zanni
Assistant City Clerk/Clerk of Committees

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CITY OF CRANSTON
Ex. # 1 Sub: Ord, Comm 11/17/16
1191 Pontiac Ave, Zonechange
By: David Westcott
Re: Ord, 9-16-03

November 17, 2016

Cranston City Council
869 Park Ave.
Cranston, RI 02910

RE: Ordinance to Rezone Plat 10-4 Lot 39, 1191 Pontiac Avenue, Cranston

Dear Zoning Board Members:

At the request of Renaissance Park Association, Renaissance Development Corp. and Jan Co Central, Inc., we have reviewed the subject application for rezoning, reviewed the Cranston Zoning Ordinance, and inspected the subject property. We offer the following for your consideration.

The subject property does not have anywhere near enough off-street parking to conform to the requirements of the C-4 zone. For the proposed highway commercial use, the zoning ordinance requires one parking space for each 200 sq.ft. of gross floor area (17.64.I.16). The existing building is 19,921 square feet in area according to the Tax Assessor's records. That means 99 spaces would be required. The property only has 45 existing spaces, less than half the required amount. Because the building occupies so much of the site, it is not practical to provide the necessary parking on the property. Rezoning without the required parking would render the property non-conforming. Bringing the property into compliance with the C-4 zoning would require either a variance to the C-4 parking requirements or removal of at least part of the building and expansion of parking. The applicant has not requested a variance and has not provided any plan for expanded parking.

It should be noted further that the existing parking lot does not provide for the required 5' planted buffer strip separating parking areas from sidewalks (17.28.B.6). Not only is there no landscaped buffer on the property, but the applicant's customers routinely park overlapping the sidewalk, interfering with sidewalk use and blocking handicapped access (see attached photos). All other commercial users in the vicinity have been required to build parking lots commensurate with their building sizes and have had to provide the planted buffer strip as well. The applicant has not requested a variance to the parking and landscaping requirements and has shown no grounds as to why this property should not be held to the same standard as all the other C-4 properties nearby.

The C-4 zone would allow drive through service on the property, but the property does not meet the minimum requirements for a drive through. There are two buildings on the subject property, a larger and a smaller building. They are connected together and appear to share a common wall. The Zoning Ordinance requires that a building with a drive-through "shall be freestanding and shall not be attached to any other building or portion thereof." (17.28.B.1). That is a condition neither of these buildings can meet.

Typically, the free standing requirement is put in place to allow vehicles to drive around a building with drive-through service. In this case, there is not enough room for a drive around because of the short setbacks and intervening topography around the building. The clearance between the trash compactor station at the rear of the building and the Shell Gas Station property to the rear is only approximately 12'. A minimum 20' setback is required for drive through by the Zoning Ordinance (17.28.B.3).

A drive-through would also further exacerbate the parking problem resulting from the zone change. In addition to the parking shortcomings discussed above, a building with a drive through must provide an additional six stacking spaces for each service window (17.28.B.8) and, if a restaurant, an additional five "extra" spaces per service window to accommodate customers waiting for orders. There is simply no room on this property to provide those additional spaces. Further, since it isn't practical to drive around the buildings, the only way to provide service lanes for a drive-through would be to put them in the existing parking lot, displacing even more parking.

The parking situation is very important because of its potential adverse impact on neighboring businesses. Faced with a shortage of parking spaces in one parking lot, drivers naturally seek the closest alternative parking space, usually with little regard to property ownership. There is already a shortage of parking for businesses along Pontiac Avenue and Sockanosset Crossroads. Creating another parking problem at Wholesale Way by rezoning will make it worse and is not in the best interest of the community.

In summary, the property at Plat 10-4-39, a.k.a. 1191 Pontiac Avenue cannot conform to C-4 zoning requirements because it does not, and cannot provide sufficient parking. It is not suited to C-4 drive-through uses because of the limited parking and because the buildings are attached without an acceptable drive around option. Applying a zone to a property that cannot meet the minimum standards for that zone is not a responsible application of the police power from which the City derives zoning authority. Therefore we respectfully request that the Zoning Board and the City Council of the City of Cranston decline to approve this zone change.

Very truly yours,
MASON & ASSOCIATES, INC.

David R. Westcott AICP

David R. Westcott, AICP
Chief Planner

DRW/is

Photo 1: The property at 1191 Pontiac Ave. (center) has less than half the amount of parking required for C-4 zoning.

image from Google Maps

Photo : The property also lacks the 5' planted buffer between the sidewalk and the parking Lot required in the C-4 zone.

Photo 3: Because there is not enough parking on the lot, and no planted buffer, vehicles are often parked overlapping the sidewalk, interfering with pedestrian circulation and blocking handicapped access.

Photo 3: The property also does not meet minimum setbacks for the proposed C-4 zoning and is too close to abutters for the drive through service allowed by right in the C-4 district.

Photo 3: Because there is not enough parking on the lot, and no planted buffer, vehicles are often parked overlapping the sidewalk, interfering with pedestrian circulation and blocking handicapped access.

Photo 3: The property also does not meet minimum setbacks for the proposed C-4 zoning and is too close to abutters for the drive through service allowed by right in the C-4 district.

CITY OF CRANSTON

Ex. # 2 Sub: 1191 Pontiac Ave. zone change

Ord. Comm. 11/17/16

By: Robert Murray Esq.

Re: Ord. 9-16-03

PLAT	LOT	ADDRESS	LAND USE CLASSIFICATION	EXIST. ZONING	PROP. ZONING
9	2759	888 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2762	0 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2763	900 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2765	906 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2766	916 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2767	920 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2768	1024 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2769	1022 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2770	1012 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2773	1006 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2774	1000 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2775	998 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2776	0 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2777	994 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2778	986 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2779	980 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2781	972 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2795	0 Nickerson St	Highway Commercial/Services	C-1	C-3
9	2847	180 Oakland Ave	Governmental/Institutional	A-6	GI
9	2877	0 Longway Rd	SFR 7.26 to 3.64 Units Per Acre	C-1	A-6
9	2894	922 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2895	0 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2897	936 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2898	940 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2899	942 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2901	950 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2903	960 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2919	72 Essex St	SFR 7.26 to 3.64 Units Per Acre	C-4	A-6
9	2924	1096 Park Ave	Highway Commercial/Services	C-1	C-3
9	2947	1108 Park Ave	Highway Commercial/Services	C-1	C-3
9	2949	1114 Park Ave	Highway Commercial/Services	C-1	C-3
9	2962	1120 Park Ave	Highway Commercial/Services	C-1	C-3
9	2967	1200 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	2968	1107 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	2972	0 Intervale Rd	Open Space	B-2	S-1
9	3057	0 Columbus Dlve	Open Space	A-6	S-1
9	3058	0 Waterway Rd	Open Space	A-6	S-1
9	3075	0 Spenstone Rd		C-1	A-6
9	3089	0 Aqueduct Rd	Highway Commercial/Services	C-1	C-3
9	3200	875 Pontiac Ave	Neighborhood Commercial/Services	C-4	C-3
9	3202	867 Pontiac Ave	S/TFR Less Than 10.89 Unites Acre	B-2	B-1
9	3203	859 Pontiac Ave	S/TFR Less Than 10.89 Unites Acre	B-2	B-1
9	3360	0 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	3361	0 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	3364	960 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	3365	0 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	3366	0 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	3370	849 Pontiac Ave	S/TFR Less Than 10.89 Unites Acre	B-2	B-1
9	3421	853 Pontiac Ave	S/TFR Less Than 10.89 Unites Acre	B-2	B-1
9	3453	1119 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	3456	845 Pontiac Ave	S/TFR Less Than 10.89 Unites Acre	B-2	B-1
9	3491	1099 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	3496	11 Seymour Ave	Highway Commercial/Services	C-1	C-3
9	3497	0 Brigton Rd	Highway Commercial/Services	C-1	C-3
9	3498	0 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	3500	0 Aqueduct Rd	Highway Commercial/Services	C-1	C-3
9	3506	0 Seymour Ave	Highway Commercial/Services	C-1	C-3
9	3513	0 Aqueduct Rd	Highway Commercial/Services	C-1	C-3
9	3515	1140 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	3529	0 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	3530	0 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	3531	0 Reservoir Ave	Highway Commercial/Services	C-1	C-4
9	3533	410 Garden City Dr	Neighborhood Commercial/Services - SFR Less Than 10.39 Units Per	C-4	B-2/C-3
9	3534	0 Reservoir Ave	Highway Commercial/Services	C-1	C-3
9	3535	0 Reservoir Ave	Highway Commercial/Services	C-1	C-4
10	2	0 Pontiac Ave	Open Space	M-2	S-1
10	3	0 Pontiac Ave	Open Space	M-2	S-1
10	4	935 Pontiac Ave	Multifamily	A-8/C-2	B-2
10	7	1000 Pontiac Ave	SFR 7.26 to 3.64 Units Per Acre	A-8/M-2	A-8
10	9	0 Eddy St	SFR 7.26 to 3.64 Units Per Acre	A-8/M-2	A-8
10	11	54 Eddy St	SFR 7.26 to 3.64 Units Per Acre	A-8/M-2	A-8
10	21	6 Glen Rd	Neighborhood Commercial/Services	M-2	C-3
10	22	1100 Pontiac Ave	Neighborhood Commercial/Services	M-2	C-3
10	23	1081 Pontiac Ave	Neighborhood Commercial/Services	A-8	C-3
10	24	1125 Pontiac Ave	Neighborhood Commercial/Services	M-2	C-3
10	27	140 Pettaconsett Ave	Governmental/Institutional	M-2	GI
10	31	1200 Pontiac Ave	Neighborhood Commercial/Services	M-2	C-4
10	32	0 Pontiac Ave	Neighborhood Commercial/Services	M-2	C-4
10	33	1194 Pontiac Ave	Neighborhood Commercial/Services	M-2	C-4
10	34	1188 Pontiac Ave	Neighborhood Commercial/Services	M-2	C-4
10	39	1191 Pontiac Ave	Highway Commercial/Services	M-2	C-4
10	97	1207 Pontiac Ave	Highway Commercial/Services	M-2	C-4
10	98	1093 Pontiac Ave	Neighborhood Commercial/Services	A-8	C-3
10	103	22 Glen Rd	Neighborhood Commercial/Services	M-2	C-3
10	109	1078 Pontiac Ave	Neighborhood Commercial/Services	M-2	C-3
10	116	0 Pontiac Ave	Governmental/Institutional	A-8	GI
10	117	1077 Pontiac Ave	Neighborhood Commercial/Services	A-8	C-3
10	118	66 Eddy St	SFR 7.26 to 3.64 Units Per Acre	A-8/M-2	A-8

CITY OF CRANSTON
Ex. # 3 Sub: Ord. Comm 11/17/16
Digitized GIS Zone Map
By: Maria Giarrusso
Re: Ord. 9-16-10

Zoning Maps

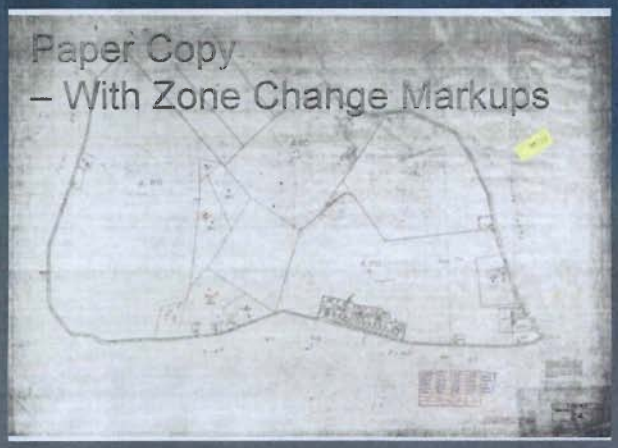
Updating Old-School to Present-Day Technology

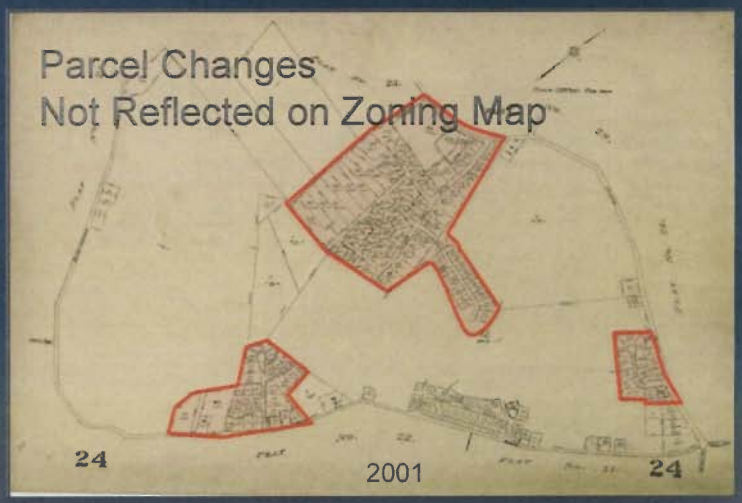
Why?

- Official Maps are on Linen and Sepia circa 1965
  - Do not include 114+ zoning changes
  - Do not include thousands of parcel changes
- Ordinance Amendments Reference 1965 Parcel Configurations and Zoning Districts
- Not Accessible Outside City Offices
- Ordinance Changes Marked-up by Hand
  - Paper copies
  - More than one location
  - Poor physical condition
  - Does not include parcel changes

Why?

Zoning Sepia


Paper Copy
– With Zone Change Markups


Parcel Changes
Not Reflected on Zoning Map
24
2001
24

Proposal

- Replace 1965 Zoning Maps with GIS Database of Zoning Districts and Annotations and Digital Maps
  - Zone for Public Right-of-Way / Highways = "none"
  - Abandonment Language
- Updated Zoning Map to City Clerk
  - Ordinance Change (as-needed)
  - Corrections (after City Council Notification)
  - Changes to Assessor Tax Map (Annual)
- New Zoning Applications Reflect Current Parcel Configuration
- Deliverables to City Clerk
  - GIS Database
  - Printed Map – Citywide
  - Digital Maps - Widely-accepted format (ex. PDF)
  - Annual report of ordinance changes, corrections

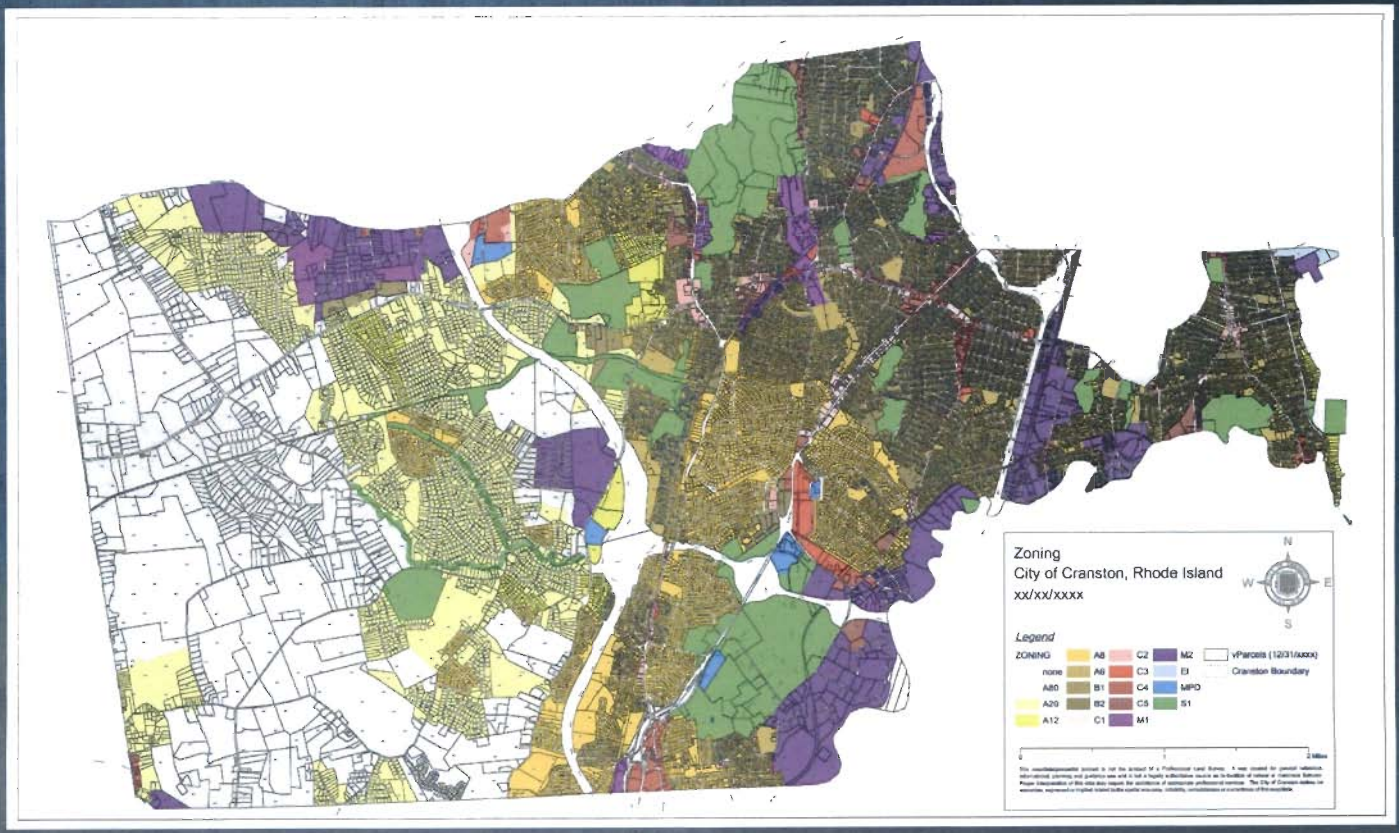
Benefits

- Underlying Basemap (Streets, Parcels) Data Always Current
- Expanded Public Access
  - GIS Website
    - Easy access to ordinance documents
- Centrally Maintained Data
  - Eliminate duplication of work
  - Minimize errors/inconsistencies
- Foundation for Detailed Analysis
  - Data stored at parcel-level
  - Zoning Consistency Analysis
  - Build-Out Analysis

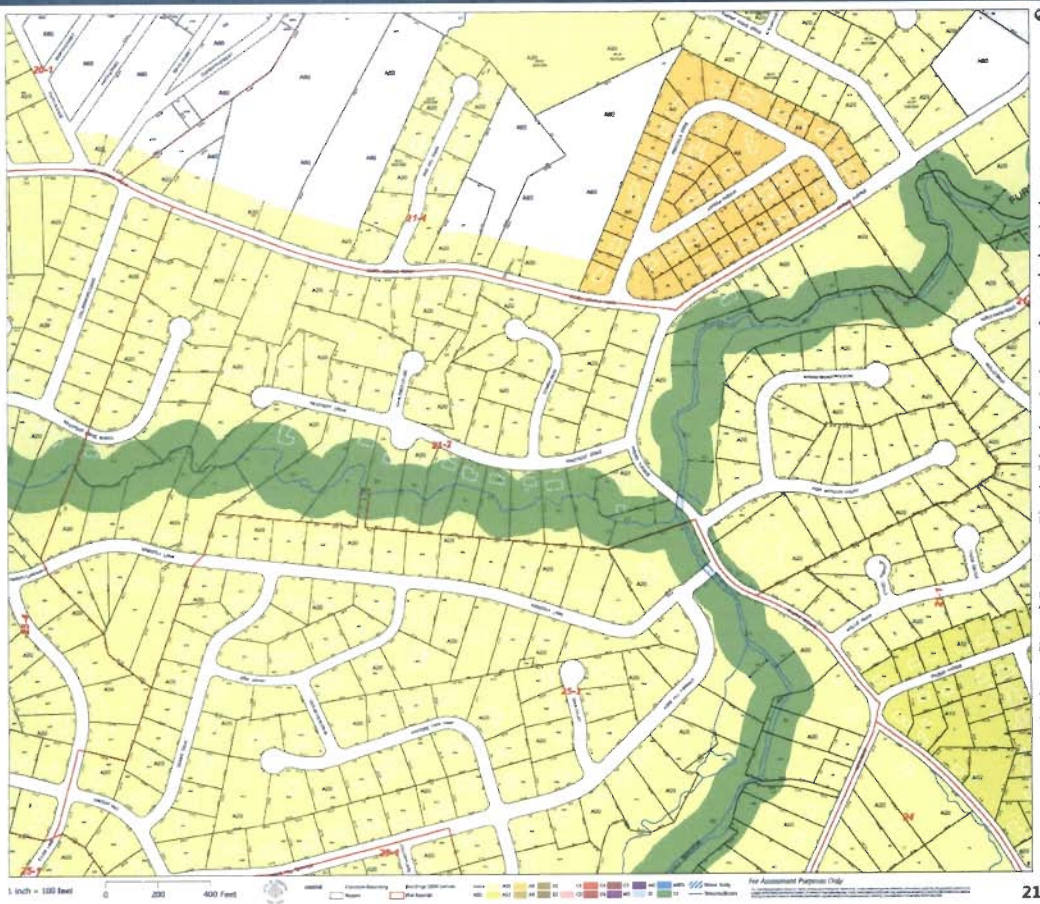
Conversion Process

- Inventory Zone Change Ordinances
- Planning Office Copy
  - Primary Source of GIS Zoning Development
- Scanned Ordinances in City Document Management System
- Data Development by GIS Manager and Vendor
- QC Process
  - City Staff – Source Material
  - GIS Consultant

Printed Zoning Map

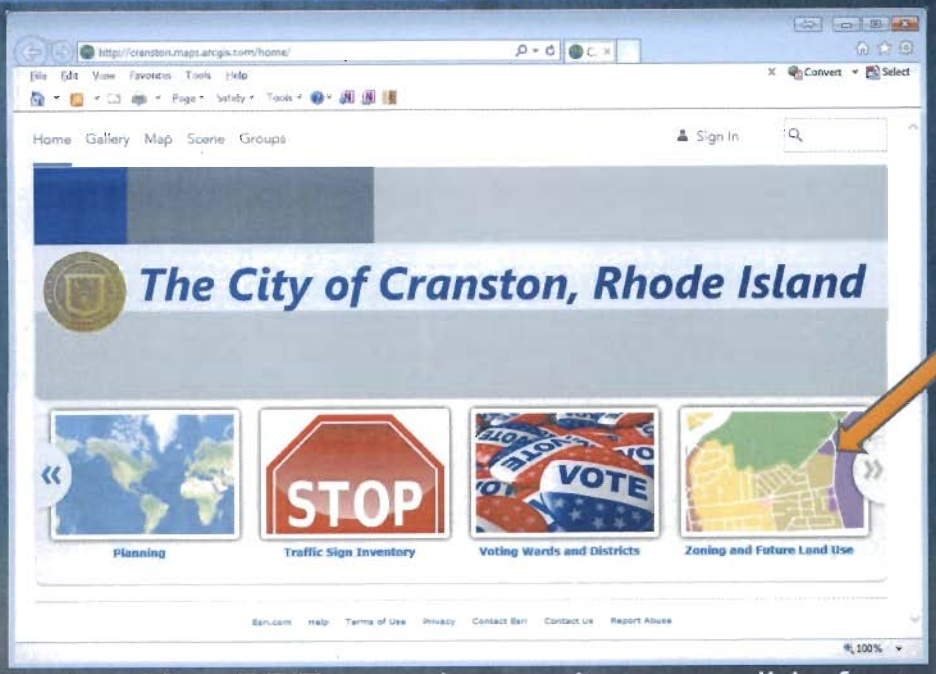


Digital Zoning Map Set



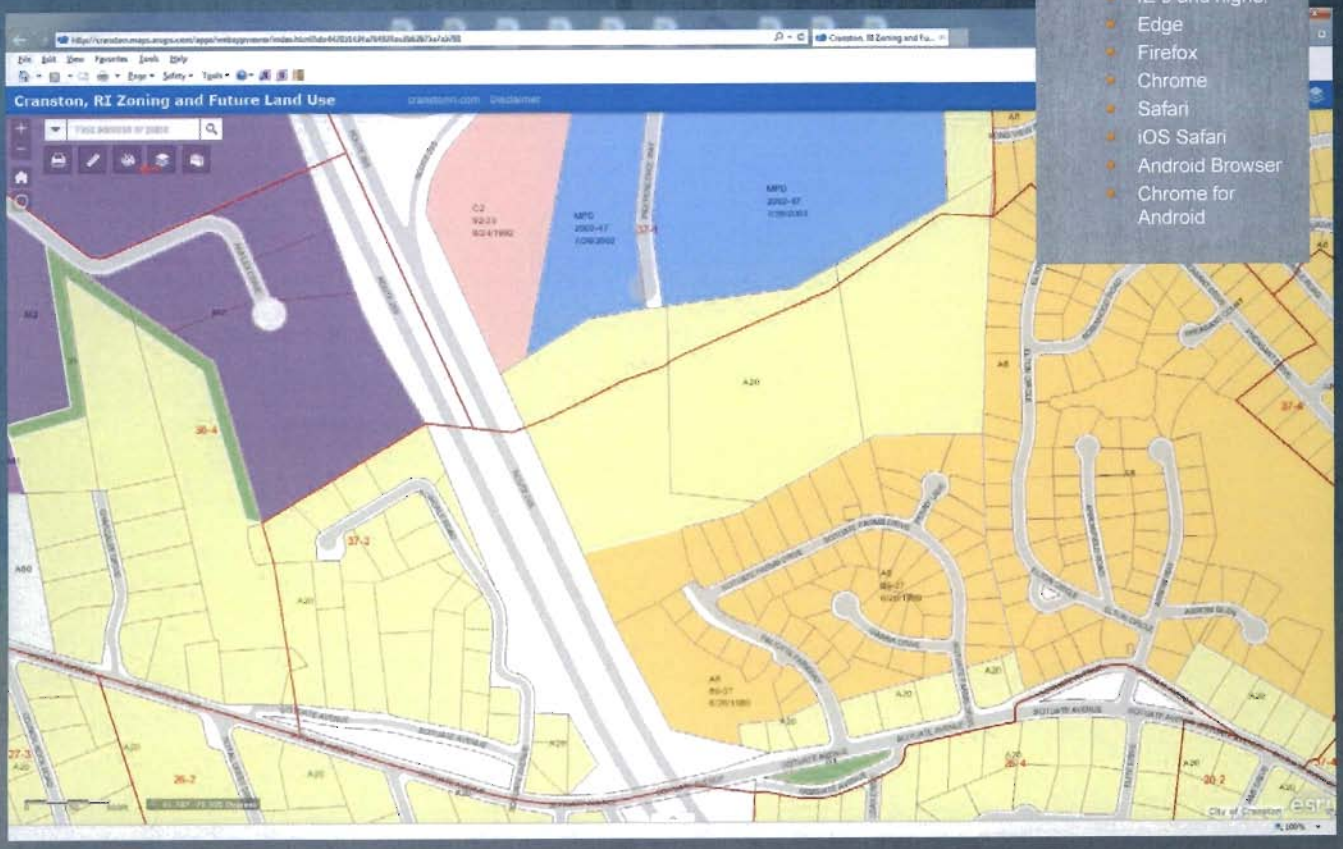
Internet Access

- http://cranston.maps.arcgis.com/home/



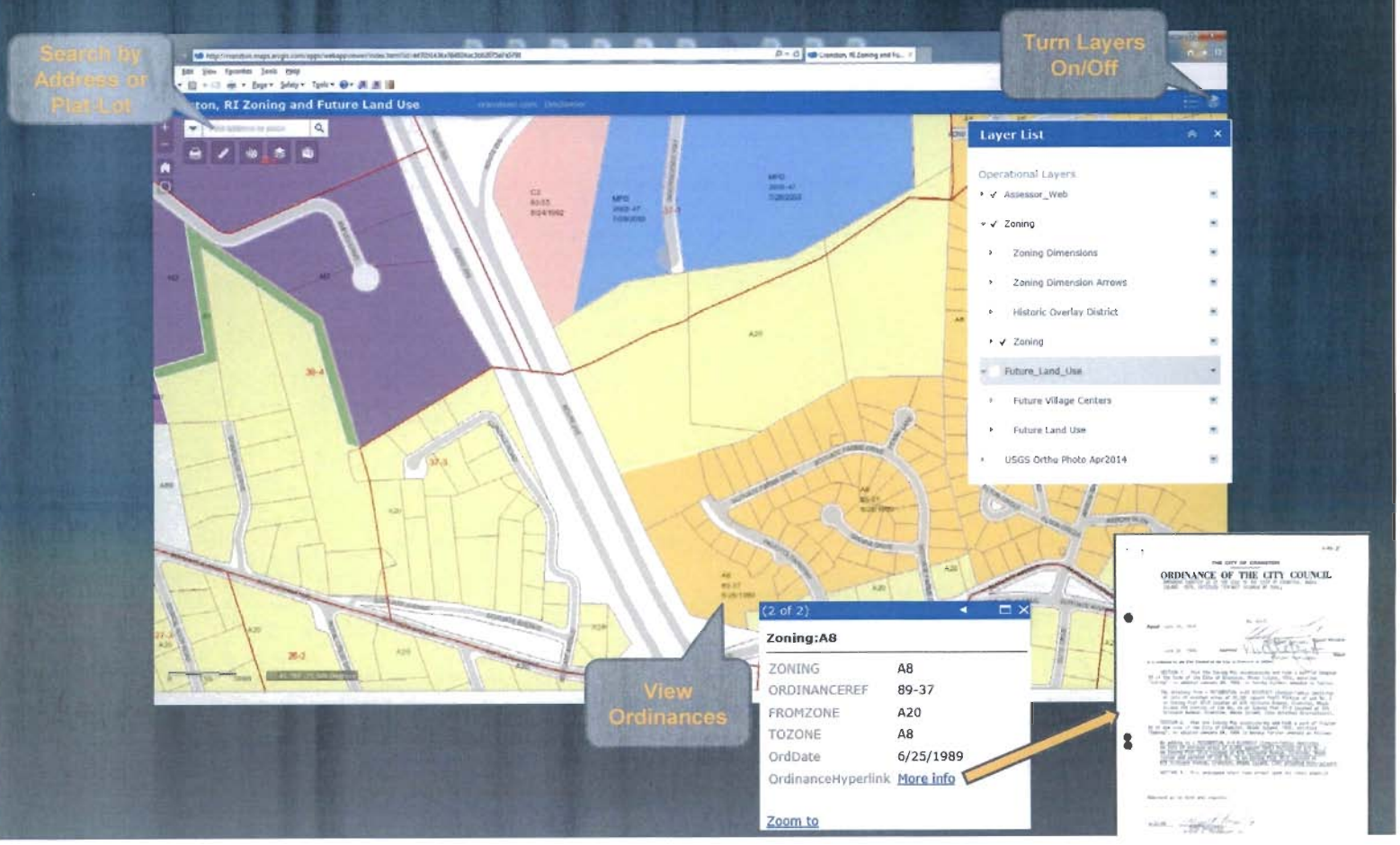
- Zoning Map PDFs can be made accessible from web

Web Map – PC or Mobile

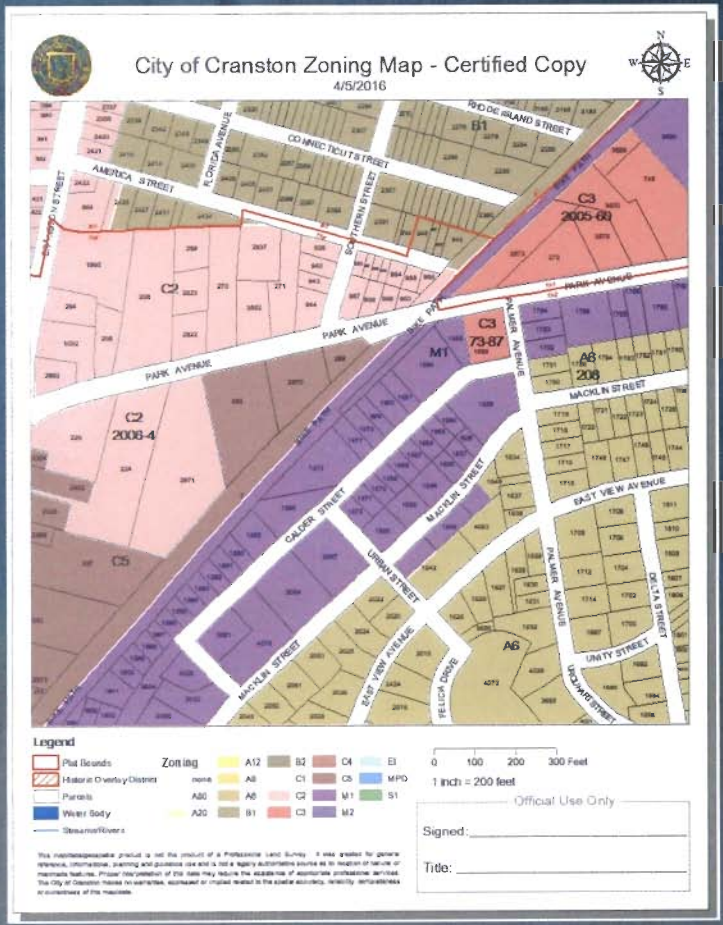


- Supported Browsers:
  - IE 9 and higher
  - Edge
  - Firefox
  - Chrome
  - Safari
  - iOS Safari
  - Android Browser
  - Chrome for Android

Web Map Features



Certified Copy



Questions?

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