

AGENDA
August 7, 2018
City Hall Council Chamber
7 p.m.

CALL TO ORDER

PRINCIPAL PLANNER – Introduction / authorize as Administrative Officer for the City Plan Commission

APPROVAL OF MINUTES

- Minutes of the July 10, 2018, City Plan Commission Meeting

ORDINANCE RECOMMENDATIONS

- **Ordinance 06-18-06** – In Amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled “Zoning” (950 Phenix Avenue (CUBESMART) – Wall signage & 100’ billboard visible from I-295)

SUBDIVISIONS AND LAND DEVELOPMENT

- | | |
|--|-------------------------------------|
| <ul style="list-style-type: none">▪ <u>Atwood Village Condominiums – Master Plan</u>
Major Land Development
<i>12 units (6 duplex) with private street extension</i>
Terminus of Burton Street
AP 12, Lots 938-946, 947-953, 996-1002 | Public Informational Meeting |
| <ul style="list-style-type: none">▪ <u>Seven Mile Road Solar – Master Plan</u>
Major Land Development w/o street extension
<i>Two – 1MW solar farm installations (2MW total)</i>
Seven Mile Road
AP 32, Lot 21 | Public Informational Meeting |
| <ul style="list-style-type: none">▪ <u>Replat of Lot 4, Koutsogiane Estates - Preliminary Plan</u>
Minor Subdivision without street extension
<i>Three additional conforming house lots</i>
Koutsogiane Drive
AP 12, Lot 3359 | Public Informational Meeting |
| <ul style="list-style-type: none">▪ <u>The Sami Plat – Replat of West Arlington Plat</u>
<u>Lots 372, 373, Portions of Lots 371 and 374</u>
Minor Subdivision without street extension
<i>Two additional non-conforming house lots</i>
Corner Crescent Avenue and Peerless Street
AP 6, Lots 1374 – 1377 | Public Informational Meeting |

ZONING BOARD OF REVIEW RECOMMENDATIONS

MOKHTAR KATTAN AND KANTZ CORPORATION(OWN) AND KANTZ CORPORATION (APP) have filed an application to expand a non-conforming use in an existing fuel station and minimart convenience store at **644 Oaklawn Avenue** A/P 16, Lot 822 14,200 sq. ft. Zoned A8. Relief sought is to allow a coffee and donut shop without drive through to occupy one half the existing space, a walk-in cooler to the back of the building within the rear yard setback, and additional signage is also proposed on the site. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.120 Schedule of Intensity, Section 17.88.040 Change of Use, Section 17.88.050 Structural Alterations.

SEVEN MILE ROAD, LLC (OWN) AND SOLAR VENTURES, LLC and SOUTHERN SKY RENEWABLE ENERGY RI NEWCO, LLC (APP) have filed an application for a variance to subdivide a lot at **0 Seven Mile Road**. AP 32, Lot 21, area 11.1 +/- acres, zoned A-80. Applicants seek dimensional variance to create two (2) lots with restricted street frontage for use as a solar farm. Each lot will have 148 +/- street frontage. Applicants seek relief per Section 17.20.120 Schedule of Intensity Regulations, Section 17.92.010 Variance.

EUGENE T. DYSZLEWSKI, MARGARET R. PACCIONE-DYSZLEWSKI and NICOLE PACCIONE DYSZLEWSKI (OWN) AND EUGENE T. DYSZLEWSKI and MARGARET R. PACCIONE-DYSZLEWSKI (APP) have filed an application for a variance to subdivide a lot at **579 Phenix Avenue**. AP 20/4, Lot 2176, area 133,104 +/- SF, zoned A-20. Applicant seeks dimensional variance for new lot to be created containing 56,182 +/- SF with restricted street frontage and relief from requirement of side lot lines being substantially at right angles to the street line. Applicant seeks relief per Section 17.20.090 (E) Specific Requirements, Section 17.20.120 Schedule of Intensity Regulations, and Section 17.92.010 Variance.

CRANSTON BIBLE CHAPEL, INC.(OWN) AND ZARELLA DEVELOPMENT CORPORATION (APP) have filed an application to construct two new single family dwellings on two new undersized lots, one of which with restricted front yard setback on a corner lot at **0 Crescent Avenue**, A.P. 6, lots 1374,1375,1376,1377; area 9,600 s.f. , zoned A6. Applicant seeks relief per 17.92.010 variance; Section 17.120.010 Scheduled of Intensity Regulations.

JEROME T. GREEN (OWN) AND DIANA GREEN (APP) have filed an application to convert an existing non-conforming sunroom to living space with restricted rear setbacks at **17 May Drive**, AP 10, lot 377, area 5918 s.f. zoned A8. Applicant seeks relief per 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations.

FRANK J. RICCI and ANN M. RICCI (OWN) AND FRANK J. RICCI (APP) have filed an application for a variance to convert a mixed uses building into a three unit dwelling at **1574 Cranston Street**. AP 8/1, Lot 918, area 6,750 +/- SF, zoned B-1. Applicant seeks variance for use on lot with restricted street frontage and side yard relief. Applicant seeks relief per Section 17.20.030 Schedule of Uses, Section 17.20.120 Schedule of Intensity Regulations, Section 17.64.010 Off Street Parking, Section 17.92.010 Variances.

PLANNING DIRECTORS REPORT – 2018 work plan

ADJOURNMENT / NEXT REGULAR MEETING September 11, 2018 – City Council Chamber, 7 pm

Individuals requesting interpreter services for the hearing impaired must contact the office of City Planning at 461-1000 ext. 3136 seventy-two [72] hours prior to the meeting.