

**AGENDA**  
**July 9<sup>th</sup>, 2019**  
**Cranston City Hall – Council Chamber**  
**6:30PM**

*With the exception of the Workshop and the Planning Director's Report, docketed agenda items require a majority vote by the City Plan Commission*

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

- Minutes of the May 13<sup>th</sup>, 2019 Special City Plan Commission Meeting
- Minutes of the June 4<sup>th</sup>, 2019 City Plan Commission Meeting
- Minutes of the June 26<sup>th</sup>, 2019 Special City Plan Commission Site Walk

**3. ORDINANCE RECOMMENDATIONS**

- **Ordinance 02-19-06** – MPD Amendment – 950 Phenix Avenue (CubeSmart) – 50' pylon signage, Clarification / addition of *Commercial Condominium* to the schedule of uses (Continued from the June 4<sup>th</sup> Agenda)

**4. SUBDIVISIONS AND LAND DEVELOPMENTS**

- **West Gate Commons** Public Informational  
  
Preliminary Plan – Minor subdivision without street creation  
Three (3) single-family units  
Zoned A-20 (20,000 square foot lot size)  
Wilbur Ave, AP 21, Lot 19
  
- **Monello Subdivision** Public Informational  
  
Preliminary Plan – Minor subdivision without street creation  
One (1) additional single-family house lot  
Zoned A-8  
Glenham Road, AP 22, Lots 103, 104, and 234
  
- **Budlong Park Replat of No. 4** Public Informational  
  
*Reinstatement of the Preliminary Approval granted May 2016*  
Minor Subdivision without street extension – 2 lots, 1 additional house lot  
28 Randolph Street  
AP 11/4, Lots 2297, 2298 and 2299

- **Phenix Woods** Public Informational

*Reduction in the required bond amount prior to recording*  
 Final Plan - Major Subdivision with street extension  
 10 additional house lots  
 Phenix Avenue  
 AP 22, Lots 226 and 227

- **Natick Avenue Solar** DISCUSSION

*Process for the formation of the required **Advisory Committee ONLY***  
 Major Land Development (30 Acre / 8MW Solar Farm on 64 acre site)  
 AP 22, Lots 108 and 119  
 Natick Avenue

## 5. **ZONING BOARD OF REVIEW RECOMMENDATIONS**

- **ZHONGYUAN C. WILLIAMS (OWN/APP)** has filed an application to allow a Barber Shop/Beauty Salon , Office Use, and to make legal two additional dwelling units (4 total) in an existing nonconforming mixed use property at 45 Warwick Avenue; A.P. 2, lot 1362, 10,686 sq. ft. area, zoned B1. Applicant seeks relief per Sections 17.92.010 Variance, 17.20.030 Schedule of Uses; 17.64.010 Off-Street Parking.
- **WILLIAM J. GERVIS (OWN) AND DAVID M. AND LOIS A. DEVANY (APP)** have filed an application subject to approval of a minor sub-division to construct a new single family dwelling on a parcel of land on 0 Wilbur Avenue; A.P. 21, lot 19, 108,470 sq. ft. area, zoned A20. Applicant seeks relief for requirements of lot lines to be substantially at right angles to street lines, Minimum lot width and frontage per Sections 17.92.010 Variance; 17.20.090 (E), Specific Requirements; 17.20.010 Schedule of Intensity Regulations.
- **RUGGEIRI FLOOR FASHIONS, LLC. (OWN/APP)** has filed an application to install two (2) electronic LED message centers, each exceeding the allowable area for signage at 1191 Pontiac Avenue, A.P. 10, lot 39, 59,300 sq. ft. area, zoned C4. Applicant seeks relief per sections 17.92.010 Variance; 17.72.010 Signs.
- **CGRI CRANSTON PARK, LLC (OWN) AND ANCHOR SIGN, INC. (APP)** have filed an application to install two (2) wall signs, each exceeding the allowable area for signage at 819 Park Avenue; A.P. 6, lots 3097,3102, 3258; area 21,255 sq. ft., zoned C3. Applicant seeks relief per sections 17.92.010 Variance; 17.72.010 Signs.

6. **WORKSHOP** - Solar Farm Ordinance - Draft Ordinance Presentation

7. **PLANNING DIRECTOR'S REPORT** – City Plan Commission / City Council joint meeting

8. **ADJOURNMENT / NEXT REGULAR MEETING** August 6<sup>h</sup> 2019, 6:30, City Hall Council Chamber

*\*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.*