

AGENDA

**June 2, 2015
City Hall Council Chamber
7 p.m.**

I. **CALL TO ORDER**

II. **APPROVAL OF MINUTES**

Minutes of the April 7, 2015, and May 5, 2015, Plan Commission Meetings

ORDINANCE RECOMMENDATIONS

Ordinance #04-15-05 - Amending the Comprehensive Plan of 2010 (Cumberland Farms-Intersection of Park and Warwick Avenues).

Ordinance #04-15-06 - In Amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled 'Zoning' (Change of Zone – Warwick and Park Avenues Intersection).

III. **SUBDIVISION AND LAND DEVELOPMENTS**

Old Business

Chapel View – Final Plan
Mixed-Use Planned District / Major Land Development
Restoration of landscape islands

Public Informational

Garden Vista – Preliminary Plan
Major Land Development (RPD) without street extension
5 duplex units (10 total)
Randall Street, Bellevue Drive - AP 12/6, Lot 2285
Request to reconsider condition of approval (power line easement)

Public Hearing

New Business

DeSimone Estates – Preliminary Plan
Minor Subdivision without street extension (2-new lots)
Newbury Street and Kearney Street
AP 10/2, Lots 590-595, 602-607, 616 and 1476

Public Informational Meeting

Champlin Heights – Master Plan
Major Land Development with (private) street extension
150 apartment units in three buildings
Scituate Avenue
AP 20/4, Lot 2128 and AP 12/6, Lot 3108

Public Informational Meeting

IV. **ZONING BOARD OF REVIEW RECOMMENDATIONS**

BARBARA M DEROBIO 10 DOYLSTON DRIVE CRANSTON RI 02905 (OWN) AND JENNIFER DEROBIO 10 DOYLSTON DRIVE CRANSTON RI 02905 (APP) have filed an application for permission to leave an existing one family dwelling on an undersized [lot 3745] with restricted front and side-yard setback and build a new 24' X 36' one family dwelling on the abutting undersized lot [3744] with restricted frontage at **10 Doylston Street**. AP 2, lots 3744 & 3745, area 9450+/- SF, zoned A-6. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.88.010 Sub-Standard lots of Record.

LUCILLE NOTARIANNI REVOCABLE TRUST 116 SWEET BRIAR DRIVE CRANSTON RI 02920 (OWN /APP) has filed an application for permission to operate a fitness business from an existing building with restricted frontage, front, rear and side-yard setback on an undersized lot at **161 Macklin Street**. AP 11/2, lot 1654, area 6343+/- SF, zoned M-1. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity, 17.20.030 Schedule of Uses, 17.64.010 Off-Street Parking.

ANGELO E AND ROSA M MUCCIO 28 WOODVIEW DRIVE CRANSTON RI 02920 (OWN) AND ANTHONY MUCCIO 92 MACKLIN STREET CRANSTON RI 02920 (APP) have filed an application for permission to build a new 28' X 36' two story single family dwelling with restricted side yard set-back on a proposed 6449+/- sf lot [parcel A] and build a new 26' X 54' two story single family dwelling with restricted rear yard set-back on a proposed 6878+/- sf lot [parcel B] at **the corner of Holland Street and Royal Avenue**. AP 12/2, lots 1177, 1178 & 1179, area 13,327+/- SF, zoned A-8. Applicant seeks relief from Section 17.92.010 Variance, 17.20.120 Schedule of Intensity.

V. **OTHER BUSINESS**

Capital Facilities Impact Fees – Use of Library funds for the Central Library Expansion

VI. **PLANNING DIRECTORS REPORT** – Residential Planned District

VII. **ADJOURNMENT/NEXT MEETING** July 7, 2015 – 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.