

AGENDA
June 5, 2018
City Hall Council Chamber
7 p.m.

CALL TO ORDER

APPROVAL OF MINUTES

- Minutes of the May 1, 2018, City Plan Commission Meeting

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

ORDINANCE RECOMMENDATIONS

- **Ordinance 3-18-06** – *Amendment to the Cranston 2012 Comprehensive Plan, as amended: (Edgewood Architectural Integrity / Pedestrian Safety)* Continued from the 5/1/18 agenda

SUBDIVISIONS AND LAND DEVELOPMENT

- **Johnson Controls** - Master / Preliminary Plan **Public Hearing**
Major Land Development w/o street extension
1467 & 1473 Elmwood Avenue
AP 4, Lots 1614 & 2645
Overall campus expansion and upgrade
- **Gray Coach Estates** - Phase 2 - Amendment of Final Plan **Public Informational**
Gray Coach Lane and Scituate Avenue
AP 36/3, Lot 54
Increase in dwelling units from 94 to 108 units (*116 allowed by-right*)
Final phase to be constructed as multi-level structure vs. town homes

PERFORMANCE GUARANTEES

- **Estates at Camden Woods - Phase I**
Major Subdivision with street extension – (Recorded 5/18/18)
Hope Road, AP 24, Lot 12
Request for Bond Reduction

DISCUSSION

- **SSRE Gold Meadow Farms** – 21.5 MW Solar Farm (Recorded 10/18/17)
Major Land Development without street extension
Lippitt Avenue
AP 23, Lots 6,7,8,15,20 and 36 & AP 30, Lot 240

ZONING BOARD OF REVIEW RECOMMENDATIONS

- **FORTY SOCKANOSSET, LLC (OWN) AND POYANT SIGNS, INC. (APP)** to allow increased signage to a site previously granted signage relief at **40 Sockanosset Crossroad**, A/P 10, lot 40 142,006 sq.ft. area, zoned C4. Applicant seeks relief per 17.92.010 Variance; Section 17.72.010(5).

- **ANDREW N. JORDAN & JODIE L. JORDAN (OWN/APP)** to construct a new single family dwelling on an undersized lot with restricted street frontage and reduced front yard setbacks at **0 Western Promenade** A/P 3, lot 1465, 4,750 sq.ft. area, zoned A6. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.10 Schedule of Intensity.
- **ANDREW KEANG & KONG KEANG (OWN/APP)** to raze an existing structure and construct a new residence above first story business with restricted lot frontage, reduced front yard setback and restricted parking at **620 Reservoir Avenue**, A/P 6, lot 2198, 5955 sq. ft. area, zoned C4. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.10 Schedule of Intensity, Section 17.64.010 (F), (I) 16, 18. Off Street Parking.
- **DIANA ESPINAL (OWN/APP)** to allow an addition constructed without benefit of permits to be utilized as a third dwelling unit on an existing two family dwelling at **23-25 Frances Avenue**, A/P 3, lot 1207, 6,000 sq.ft. area, zoned B2. Applicant seeks relief per Section 17.92.010 Variance, Section 17.20.090(A) Specific requirements, Section 17.20.120, Schedule of Intensity.
- **ROSE COPPOLA (OWN) & RALPH CAPPOLA (APP)** to allow an existing above ground pool to remain with restricted setbacks and to construct a deck resulting in excessive lot coverage at **50 Frances Drive**, A/P 37, lot 304 8861 sq.ft. area, zoned A8. Applicant seeks relief per Section 17.92.010 Variance, Section 17.60.010 (D) Accessory Uses; Section 17.20.120 Schedule of Intensity Regulations.
- **GRINNELL LLC & TYCO FIRE PRODUCTS LP (OWN) AND JOHNSON CONTROLS INTERNATIONAL (APP)** to construct additions to two existing non-conforming structures with restricted setbacks and construct a pedestrian bridge connecting another non-conforming structure at **1467 & 1473 Elmwood Avenue**, A/P 4, lots 1614 and 2645, 6.5 ac.+/- area zoned M2. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.10 Schedule of Intensity.
- **KATHLEEN CLOXTON (OWN/APP)** to raze an existing non-conforming dwelling and construct a new single family home exceeding allowed lot coverage at **28 Elmhurst Avenue**, A/P 12, lot 266, 6,000 sq. ft. area, zoned A6. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.10 Schedule of Intensity.
- **THE CITY OF CRANSTON (OWN/APP)** to expand a non-conforming structure to construct an addition to an existing fire station with restricted rear yard setbacks at **131 Park Avenue**, A/P 2, lot 1319, 19,755 sq.ft. area, zoned A6. Applicant seeks relief per 17.92.010 Variance; Section 17.20.10 Schedule of Intensity, Section 17.88.030 Extension.

PLANNING DIRECTORS REPORT – 1.)Principal Planner 2.)Work Plan

ADJOURNMENT / NEXT REGULAR MEETING July 10, 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.