

AGENDA

June 7, 2016
City Hall Council Chamber
7 p.m.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes of the May 3, 2016, City Plan Commission Meeting

III. WORKSHOP – GIS Zoning Layer as Official Zoning Map – City Council

IV. SUBDIVISION AND LAND DEVELOPMENT

1. Ridgewood Gardens – Master Plan
Major subdivision – RPD w/o street extension
10 unit (5 duplexes) condominium complex
Wilbur Avenue, Conley Avenue
AP 21-3, Lot 16
Public Informational Meeting

2. Gray Coach Estates – Final Plan
Major Land Development w/o street extension
Minor modification of layout & phasing
Plat 36-4, Lot 54
Public Informational Meeting

3. Coggins Plat – Preliminary Plan
Minor subdivision w/o street extension
Reconsideration of Preliminary Plan Condition #1 (Rezone)
Narragansett Blvd. & Kensington Road
AP 2/2, Lots 935, 2334 & 3987
Public Informational Meeting

4. DeFazio Plat – Preliminary/ Final Plan
Minor subdivision w/o street extension
1 additional residential lot
1500 Pippin Orchard Road
AP 28, Lot 74
Public Informational Meeting

5. Chapel View – Final Plan
Major land development – Mixed Use Planned District (MPD)
Minor Amendment
Parking Lot and Drive thru addition
AP 14, Lot 1 and Portion of 15
Public Informational Meeting

6. Seven Mile Road Minor – Preliminary Plan
Minor Subdivision w/o street extension
2 additional residential lots
Seven Mile Road
AP 32, Lot 12
Public Informational Meeting

V. ZONING BOARD OF REVIEW RECOMMENDATIONS

1. **BIGNEY AND BARROS PROPERTIES LLC 334 EAST AVENUE PAWTUCKET RI 02860 (OWN/APP) AND NURSING PLACEMENT INC 334 EAST AVENUE PAWTUCKET RI 02860 (LESSEE)** have filed an application for permission to install an LED electronic message board at **480 Reservoir Avenue**. AP 6/2, lot 1446, area 5000+/- SF, zoned C-4.
2. **MHER SARIBEKYAN 28 RANDOLPH STREET CRANSTON RI 02920 (OWN/APP)** has filed an application for permission to leave an existing legal non-conforming two-family dwelling with restricted frontage and side yard setback on a proposed 6943+/- SF [parcel A] and build a new 24' X 46" two story single family dwelling on the remaining 6026+/- SF [parcel B] with restricted frontage at **28 Randolph Street**. AP 11/4, lots 2297, 2298, 2299, area 12,969+/- SF, zoned A-6.
3. **TKG CRANSTON DEVELOPMENT LLC 211N STADIUM BOULEVARD #201 COLUMBIA MO 65203 (OWN) AND RISMA-CRN FITNESS LLC D/B/A PLANET FITNESS C/O STEVE EDDLESTON 26 MACKENZIE LANE WAKEFIELD MA 01880 (APP)** have filed an application for permission to have additional signage than that allowed by ordinance at **1776 Plainfield Pike**. AP 37/1, lot 3, unit 1, area 608,969+/- SF, zoned C-4.
4. **SANA DEVELOPMENT PONTIAC LLC 10 SOUTHERN INDUSTRIAL DRIVE CRANSTON RI 02921 (OWN) AND FERRANRI PROPERTIES INC 29 LARK INDUSTRIAL PARKWAY SMITHFIELD RI 02828 (APP)** have filed an application for permission to use a former preschool building for a professional office and light manufacturing at **1081 Pontiac Avenue**. AP 10/4, lot 23, area 16,849+/- SF, zoned A-6.

VI. ADJOURNMENT/NEXT MEETING July 12, 2016 – 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.