

MINUTES

May 3, 2016

Chairman Smith called the Planning Commission Meeting to order at 7 p.m. in the City Council Chamber. The following Commission members were in attendance:

Michael Smith, Chairman
Kenneth Mason, P.E.
Mark Motte
Lynne Harrington
Fred Vincent
Gene Nadeau
Robert Strom
Jennifer Lepre

Also present were:

Peter Lapolla, Planning Director
Stephen Marsella, Esq. Assistant City Solicitor
Jason Pezzullo, AICP, Principal Planner
Lynn Furney, Senior Planner
J. Resnick, Clerk

APPROVAL OF MINUTES

Upon motion made by Mr. Motte and seconded by Mr. Nadeau, the Commission unanimously voted to approve the minutes of the March 1, 2016, Plan Commission Meeting. Upon motion made by Mr. Motte and seconded by Mr. Vincent, the Commission unanimously voted to approve the minutes of the April 5, 2016, Plan Commission Meeting.

SUBDIVISION AND LAND DEVELOPMENT

Budlong Park Replat of No. 4

Minor Subdivision without street extension
28 Randolph Street
AP 11/4, Lots 2297, 2298 and 2299

Mr. Pezzullo stated that this is a simple two lot subdivision. Robson Street is a paper street. Both proposed lots are in excess of the minimum 6,000 sq. feet. The proposed subdivision will not conform to the minimum dimensional zoning requirements of the A-6 zone and will require Zoning Board of Review relief. Also, the subdivision does not conform to the Comprehensive Plan for density.

No public comment was offered on this matter.

Upon motion made by Mr. Motte and seconded by Mr. Strom, the Commission voted (7/1 – Ms. Harrington voted nay) to adopt the Findings of Fact denoted below and *approve* this Preliminary Plan, with a waiver for provision of sidewalks, subject to the following conditions:

Findings of Fact

Positive Findings

1. An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100' radius have been notified via first class mail on 4/21/16 and the meeting agenda has been properly posted. Advertisement for this minor subdivision is not required under Section V.C.2.h of the City of Cranston Subdivision Regulations since no street extension is proposed.

2. There will be no significant negative environmental impacts from the proposed subdivision as shown on the Preliminary Plan.
3. The proposed subdivision promotes high quality appropriate design and construction, will be well integrated with the surrounding neighborhoods and will reflect its existing characteristics.
4. The proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
5. The lots in question have adequate permanent physical access on Randolph Street, an improved public roadway located within the City of Cranston.
6. The proposed subdivision provides for safe and adequate local circulation of pedestrian and vehicular through traffic, for adequate surface water run-off and for a suitable building site.
7. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site
8. The design and location of streets, building lots, utilities, drainage and other improvements conform to local regulations for mitigation of flooding and soil erosion.

Negative Findings

1. The proposed residential subdivision and its resulting density of 10.07 units per acre does not conform to the Comprehensive Plan – Future Land Use designation of “Residential 7.26 – 3.64 units per acre”.
2. The lots as proposed will require dimensional and density variances from the Zoning Board of Review. However, the proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code

Conditions of approval

1. Payment of Western Cranston Capital Facilities Impact Fee in the amount of \$1,389.50 at the time of Final Plat recording.
2. Applicant shall receive all required variances from the Zoning Board of Review prior to filing the Final Plan application.

ZONING BOARD OF REVIEW RECOMMENDATIONS

LINDA J BELLO, MICHAEL D DERDERIAN, DIANEL SHAEFER (SYLVIA DERDERIAN LIFE ESTATE) 188 LEGION WAY CRANSTON RI 02910 (OWN) AND LUX FITNESS CENTER INC 72 ROLFE STREET CRANSTON, CRANSTON RI02910 (APP) has filed an application for permission to operate a fitness center business with restricted off street parking at **72 Rolfe Street**. AP 5/1, lots 604, 609, & 1835, area 17,250+/- SF, zoned C-3. Applicant seeks relief from Section 17.92.010 Variance, 17.92.010 Off-Street Parking.

This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) “*Standards for Variance*” which reads as follows: “*That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.*”

Findings of Fact:

1. The 2010 Comprehensive Plan Future Land Use Map designates this area of the City as Neighborhood Commercial Services.
2. The parcel contains another business – East Side Clinical Lab, which requires 4 parking spaces for every 1,000 sq. ft. of floor area (2,535 sq. ft.) which equates to 10 parking spaces required for the Lab.
3. The shared parking lot contains 18 parking spaces.
4. The proposed fitness center (formerly NAYCO’s department store) is located in a building with 7,240 sq. ft. of floor area. The formula for the proposed use is one parking space for every 300 sq. ft. of floor area up to 5,000 sq. ft. and then 1 space for every 200 sq. ft. of floor space over 5,000 sq. ft.
5. The Fitness center would require 16.67 spaces + 11.2 spaces, for a total of 28 spaces. There are 8 remaining parking spaces in the lot that would be dedicated to the fitness center, leaving the proposed use short 20 spaces.
6. The 10 spaces for the East Side Clinical Lab could be shared by the Fitness Center after the Lab closes for the day, for a total of 18 spaces for evening patrons.
7. There is on street parking on Rolfe Sq.

Recommendation:The Commission finds that the application for a fitness center business is consistent with the "Neighborhood Commercial and Services" designation for this area of the City on the 2010 Comprehensive Plan Future Land Use Map. Although the parking lot is undersized for the parking demand for this business, the Commission finds that shared parking after the medical lab closes for the evening could be utilized by the applicant, and on street parking is available. Upon motion made by Mr. Vincent and seconded by Mr. Mason, the Plan Commission unanimously voted (8/0) to forward a positive recommendation on this application to the Zoning Board.

GARDAN LLC 7 LUIGI STREET CRANSTON RI 02920 (OWN) AND NOBLE METAL SERVICES 7 LUIGI STREET CRANSTON RI02920 (APP) have filed an application for permission to build a 26' X 44'+/- SF addition to an existing industrial building with restricted frontage, front, side and rear yard setback on an undersized lot at **7 Luigi Street**. AP 12/4, lot 3262, area 8455+/- 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.

This application was reviewed for conformance with criteria (3) of R.I.G.L. 45-24-41 (c) "*Standards for Variance*" which reads as follows: "*That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based.*"

Findings of Fact:

1. The 2010 Comprehensive Plan Future Land Use Map designates this area of Luigi Street as Highway Commercial, (C-3, C-4 & C-5 zones) which would permit light industrial uses by special permit in a C-5 zone, therefore the application is consistent with the Comprehensive Plan.
2. The application received Development Plan Review approval on April 20, 2016, noting that Zoning relief is necessary.
3. The proposed addition has a 3.85 ft. front yard setback (40 ft. required per Zoning Code) from Libera Street, which ends as a dead end approximately 130 feet from the applicant's property line.
4. The yard setback for the addition continues the existing 5.23 ft. rear yard setback. (30 ft. required per the Zoning Code)
5. The driveway for the loading dock that is parallel to Libera Street blocks ingress and egress for the parking spaces numbered 3,4, and 5.
6. All 5 parking spaces do not permit egress in a forward motion,
7. The parking plan has been stamped approved by the City's Bureau of Traffic Safety, pending Zoning approval.

Recommendation: The proposed expansion of the existing light industrial use is consistent with the 2010 Comprehensive Plan Future Land Use Map designation of Highway Commercial for this area of Luigi Street. The Commission recognizes that the restricted street yard set back and egress from the 3 parking spaces perpendicular to the dead end of Libera Street are not a traffic safety hazard. Therefore, upon motion made by Mr. Motte and seconded by Mr. Strom, the Plan Commission unanimously voted (8/0) to forward a positive recommendation to the Zoning Board on this application.

PLANNING DIRECTORS REPORT – GIS Zoning Map / Sign Ordinance / RPD Update

Mr. Lapolla stated that the Plan Department is moving to digitize the zoning map. Doing so will make the zoning map that is presently on line become the official zoning map. He stated that no changes have been made to zoning. He stated that Ms. Giarrusso, the City's GIS Coordinator, will present this at the June meeting. Mr. Strom suggested that Mr. Lapolla put this matter on the City Council docket for this month.

Regarding the sign ordinance, Mr. Lapolla stated that "the section on electronic signs needs attention". He stated that we also need to address billboards. Mr. Lapolla is referencing a national sign ordinance and a model from Pennsylvania.

Regarding the RPD Ordinance, Mr. Lapolla stated that he has not gotten a response from the City Council yet.

ELECTION OF OFFICERS

Mr. Motte nominated Mr. Vincent as Vice President, which was seconded by Ms. Harrington. Mr. Vincent abstained. All were in favor.

Mr. Motte nominated Mr. Smith as President, which was seconded by Mr. Nadeau. Mr. Smith abstained. All were in favor.

ADJOURNMENT Upon motion made by Mr. Strom and seconded by Mr. Motte, the Commission unanimously voted to adjourn at 7:55 pm.

NEXT MEETING June 7, 2016 – City Council Chamber, 7 pm

Respectfully submitted,

Jason M. Pezzullo, AICP
Principal Planner/Administrative Officer