

## CITY PLAN COMMISSION

### AGENDA

September 10<sup>th</sup>, 2019

Cranston City Hall – Council Chamber

**6:30PM**

*With the exception of 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 August 6<sup>th</sup> regular meeting

3. **ADMINISTRATIVE OFFICER CONFIRMATION**

- Drew Pflaumer – Associate Planner / Code Compliance Officer

4. **ORDINANCES & RECOMMENDATIONS**

- 6-19-9 Ordinance in amendment of the 2010 Comprehensive Plan for the City of Cranston, as amended 2012 (**Solar Performance Standards**).
- &
- 6-19-10 Ordinance in amendment of Chapter 17.20.030 of the Code of the City of Cranston, 2005, entitled "Zoning" (**Schedule of Uses – Solar Farm**).
- 7-19-04 Ordinance amending the Comprehensive Plan of 2010 (Larch/Atwood - **Chase Bank**) Petition filed by Oaklawn Development LLC. (*Request to continue to the 10/1/19 at the request of the applicant*)
- &
- 7-19-05 Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – Larch/Atwood - **Chase Bank**. Petition filed by Oaklawn Development LLC. (*Request to continue to the 10/1/19 at the request of the applicant*)
- &
- Petition for Abandonment of Larch Street (**Chase Bank**). Filed by Oaklawn Development LLC. (*Request to continue to the 10/1/19 at the request of the applicant*)
- 8-19-05 Ordinance in amendment of Chapter 17.12 of the Code of the City of Cranston, 2005, entitled "Zoning Historic Districts" as amended (**Nathan Westcott House Local Historic District**).

- 8-19-09 Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled “Zoning” (Change of Zone for the *Fountains at Chapel View* - New London Ave.). Petition filed by Westcott, LLC.

**5. SUBDIVISIONS AND LAND DEVELOPMENTS**

- **“Replat of Elmwood Gardens, Lots 163-165”** **Public Informational Meeting**  
Preliminary Plan – Minor Subdivision without street extension  
One additional housing unit  
51 Carmen Street - AP 4/2 Lots 2229, 2230, & 2231

**6. ZONING BOARD OF REVIEW RECOMMENDATIONS**

- **MHER SARIBEKYAN (OWN/APP)** has filed an application to create a new lot and leave an existing legal non-conforming two family dwelling with reduced lot width and frontage at **28 Randolph Street** A.P. 11, Lots 2297, 2298, 2299; area 6,943 sq.ft. Zone B1. Applicant seeks relief per Sections 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations.
- **MHER SARIBEKYAN (OWN/APP)** has filed an application to create a new lot to construct a new single family dwelling with reduced lot width and frontage at **0 Randolph Street** A.P. 11, Lots 2297, 2298, 2299; area 6,026 sq.ft. Zone B1. Applicant seeks relief per Sections 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations.
- **CRANSTON BVT ASSOCIATES, LP (OWN) AND THE EDGE FITNESS CLUBS (APP)** have filed an application to install signage greater than which allowed at **318 Garfield Avenue** A.P. 7, Lot 3649, area 27.46 ac. Zone C4. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 Signs.
- **CRANSTON BVT ASSOCIATES, LP (OWN) AND BURLINGTON C/O BLAIR SIGNS** have filed an application to install signage greater than which allowed at **310 Garfield Avenue** A.P. 7, Lot 3649, area 27.46 ac. Zone C4. Applicant seeks relief per Sections 17.92.010 Variance; 17.72.010 Signs. Application filed 8/8/2019. Robert D. Murray Esq.
- **MCDONALD’S CORPORATION & MCDONALD’S REAL ESTATE COMPANY (OWN) AND MC’DONALD’S CORPORATION (APP)** have filed an application to allow a second audio device within 100 feet of a residential zone; to allow an extension of the parking area on an adjoining residential parking area with separate ingress and egress than via the commercially zoned lot; and to increase signage to greater than which is allowed. Subject properties are located at **927 Cranston Street and 419-421 Webster Avenue**, A.P. 7, Lots 632, 3669, 3514, 3488; area 46,561 sq.ft.; Zones C5, B1. Applicant seeks relief per Sections 17.92.01 Variance; Sections 17.28.010 (B)(10) Drive in Businesses; 17.64.010 (C) Off-Street Parking; 17.72.010(6) Signs.

**7. WORKSHOP** – Zoning Code Amendments – Application Process / Public Notification

**8. PLANNING DIRECTOR’S REPORT** – Zoning Ordinance, Comp Plan, Hazard Mitigation Plan

**9. ADJOURNMENT / NEXT REGULAR MEETING** – **October 1<sup>st</sup>** - 6:30PM City Hall Council Chamber