

AGENDA
September 11, 2018
City Hall Council Chamber
7 p.m.

CALL TO ORDER

APPROVAL OF MINUTES

- Minutes of the August 7, 2018, City Plan Commission Meeting

ORDINANCE RECOMMENDATIONS

- **Ordinance 08-18-04** – In Amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled “Zoning” (Change of Zone – 1055 Oaklawn Avenue from A-8 to C-2)

SUBDIVISIONS AND LAND DEVELOPMENT

~ OLD BUSINESS (*Continued from the August 7th 2018 Agenda*) ~

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|--|-------------------------------------|
| <ul style="list-style-type: none">▪ <u>Atwood Village Condominiums – Master Plan</u>
Major Land Development
<i>12 units (6 duplex) with private street extension</i>
Terminus of Burton Street
AP 12, Lots 938-946, 947-953, 996-1002 | Public Informational Meeting |
| <ul style="list-style-type: none">▪ <u>Seven Mile Road Solar – Master Plan</u>
Major Land Development w/o street extension
<i>Two – 1MW solar farm installations (2MW total)</i>
Seven Mile Road
AP 32, Lot 21 | Public Informational Meeting |
| <ul style="list-style-type: none">▪ <u>Replat of Lot 4, Koutsogiane Estates - Preliminary Plan</u>
Minor Subdivision without street extension
<i>Three additional conforming house lots</i>
Koutsogiane Drive
AP 12, Lot 3359 | Public Informational Meeting |
| <ul style="list-style-type: none">▪ <u>The Sami Plat – Replat of West Arlington Plat</u>
<u>Lots 372, 373, Portions of Lots 371 and 374 – Preliminary</u>
Minor Subdivision without street extension
<i>Two additional non-conforming house lots</i>
Corner Crescent Avenue and Peerless Street
AP 6, Lots 1374 – 1377 | Public Informational Meeting |

~ **NEW BUSINESS** ~

- **Elmwood Avenue Mini-Storage – Master/Preliminary** **Public Hearing**
Major Land Development without street creation
105,000 square foot GFA mini-storage (two floors – 52,500 per floor)
Elmwood Avenue, Sharron St, Alton St. Holly St.
AP 4, Lot 2095

PERFORMANCE GUARANTEES

- **Salo Minor Subdivision** – Bond Release Request

ZONING BOARD OF REVIEW RECOMMENDATIONS

~ **OLD BUSINESS** (Continued from the August 7th, 2018 Agenda) ~

MOKHTAR KATTAN AND KANTZ CORPORATION(OWN) AND KANTZ CORPORATION (APP) have filed an application to expand a non-conforming use in an existing fuel station and minimart convenience store at **644 Oaklawn Avenue** A/P 16, Lot 822 14,200 sq. ft. Zoned A8. Relief sought is to allow a coffee and donut shop without drive through to occupy one half the existing space, a walk-in cooler to the back of the building within the rear yard setback, and additional signage is also proposed on the site. Applicant seeks relief per 17.92.010 Variance; Sections 17.20.120 Schedule of Intensity, Section 17.88.040 Change of Use, Section 17.88.050 Structural Alterations.

SEVEN MILE ROAD, LLC (OWN) AND SOLAR VENTURES, LLC and SOUTHERN SKY RENEWABLE ENERGY RI NEWCO, LLC (APP) have filed an application for a variance to subdivide a lot at **0 Seven Mile Road**. AP 32, Lot 21, area 11.1 +/- acres, zoned A-80. Applicants seek dimensional variance to create two (2) lots with restricted street frontage for use as a solar farm. Each lot will have 148 +/- street frontage. Applicants seek relief per Section 17.20.120 Schedule of Intensity Regulations, Section 17.92.010 Variance.

CRANSTON BIBLE CHAPEL, INC.(OWN) AND ZARELLA DEVELOPMENT CORPORATION (APP) have filed an application to construct two new single family dwellings on two new undersized lots, one of which with restricted front yard setback on a corner lot at **0 Crescent Avenue**, A.P. 6, lots 1374,1375,1376,1377; area 9,600 s.f. , zoned A6. Applicant seeks relief per 17.92.010 variance; Section 17.120.010 Scheduled of Intensity Regulations.

~ **NEW BUSINESS** ~

DERECK M. ANDRADE AND MAGDARITZA ANDRADE (OWN/APP) have filed an application to construct a new single family dwelling on an under-sized lot at 0 Maplewood Avenue, A.P.8, lots 1717, and 1718; area 4,460 s.f. zoned B1. Applicants seek relief per Section 17.92.010 Variance, Section 17.20.120 Schedule of Intensity Regulations.

PARK AVENUE REALTY, INC. (OWN) AND MACERA'S ITALIAN RESTAURANT, INC. (APP) have filed an application to operate a restaurant in an existing building in an industrial zone at 1350 Park Avenue, A.P. 11, lot 1768, area 14,748 s.f. zoned M1. Applicant seek relief per Section 17.92.010 Variance; Sections 17.92.020 Special Use Permit, 17.20.120 Schedule of Intensity Regulations, 17.72.010 Signs.

DEBORAH GUGLIELMO (OWN/APP) has filed an application to construct a carport with restricted setbacks and lot coverage at 161 Western Promenade, A.P. 3, lot 1381; area 4,270 s f. zoned A6. Applicant seeks relief per Section 17.92.010 variance; Section 17.120.010 Scheduled of Intensity Regulations.

PLANNING DIRECTOR'S REPORT

ADJOURNMENT / NEXT REGULAR MEETING October 2, 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.*

***With the exception of the Planning Director's Report, all docketed agenda items require a vote by the City Plan Commission.*