



CITY OF CRANSTON
NOTICE OF PUBLIC HEARING
“Realterm Minor Subdivision”
Preliminary Plan/Unified Development Review
Minor Subdivision with Zoning Relief

The Cranston City Plan Commission will meet to review the Preliminary Plan under Unified Development Review for a proposed Minor Subdivision requiring zoning relief entitled **“Realterm Minor Subdivision”**. This public hearing will be held on **Tuesday, August 5, 2025, at 6:30 P.M.**, in the City Council Chamber of Cranston City Hall, 869 Park Avenue at which time plans will be presented for public comment and City Plan Commission consideration.

Zoom webinar information for remote participation:

<https://zoom.us/j/94303128417?pwd=NnIzvrR1UgnsqoB4tAx34Lb96LrDjSZ.1>

Passcode:947142

Phone one-tap: +16465588656,,94303128417# US (New York)

Phone audio: +1 646 558 8656 US (New York)

Webinar ID: 943 0312 8417

International numbers available: <https://zoom.us/u/a76pz15Yv>

The meeting of the City Plan Commission will be live streamed on the City’s YouTube channel. You will only be able to watch the proceedings: <https://www.youtube.com/@cityofcranston>

In accordance with the provisions of RIGL § 45-23-50.1 and §45-24-46.4 (Unified Development Plan Review), the City Plan Commission will consider and vote upon any requested zoning relief in lieu of the Zoning Board of Review for subdivisions and land development projects. The Proposal requires relief from provisions of the Zoning Ordinance including Chapter 17.20.120 – Schedule of Intensity Regulation relating to minimum lot width requirements for street frontage.

The subject parcel is located at 2110 Plainfield Pike (aka 2112 Plainfield Pike) designated as Lot Nos. 24 and 99 on Assessor’s Plat No. 36/2. The owner is RLF IV Terminals SPE, LLC. The existing two lots contain a combined 338,628 square feet. The proposal is to re-subdivide the two lots to create a Parcel One of 77, 453 +/- square feet and a Parcel Two of 260,139 +/-square feet. The parcels are zoned Industrial M-2. A minimum of 200 feet of lot width and frontage is required in the M-2 zone. Parcel One will have 212.02 feet of frontage, Parcel Two as proposed will have 136,36 of street frontage. Dimensional relief for lot width and frontage for Parcel Two is being asked of the City Plan Commission.

All application materials, staff reports, and recommendations will be posted to the City’s website and can be found on the City Planning Department’s webpage at cranstonri.com/departments/planning/. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3136 for access to meeting materials.

Plans will be presented at the meeting for public comment and City Plan Commission review. The application may be reviewed prior to the meeting in the City Planning Department, Room 309, Cranston City Hall, during regular office hours, 8:30 A.M. – 4:30 P.M., Monday through Friday. Pursuant to the Cranston Subdivision and Land Development Regulations, the proposed plan may be revised by the City Plan Commission as a result of further study or because of views expressed at this meeting. Individuals requesting interpreter services for the hearing impaired should contact the Planning Department at 780-3136, seventy-two (72) hours prior to the meeting date.

Stephen Frias
President

Beth E. Ashman, MCP, AICP
City Planning Director
