

# CITY PLANNING DEPARTMENT



## Memorandum

**To:** City Plan Commission  
**From:** Jonas U. Bruggemann, MSCRP | Assistant Director/Principal Planner  
**Date:** July 31, 2025  
**RE:** 0 Southview Terrace, Lilyana Way– Assessors Plat 18-3, Lot 2006  
“Cullion Homes” – Minor Subdivision with Street Extension: Preliminary Plan

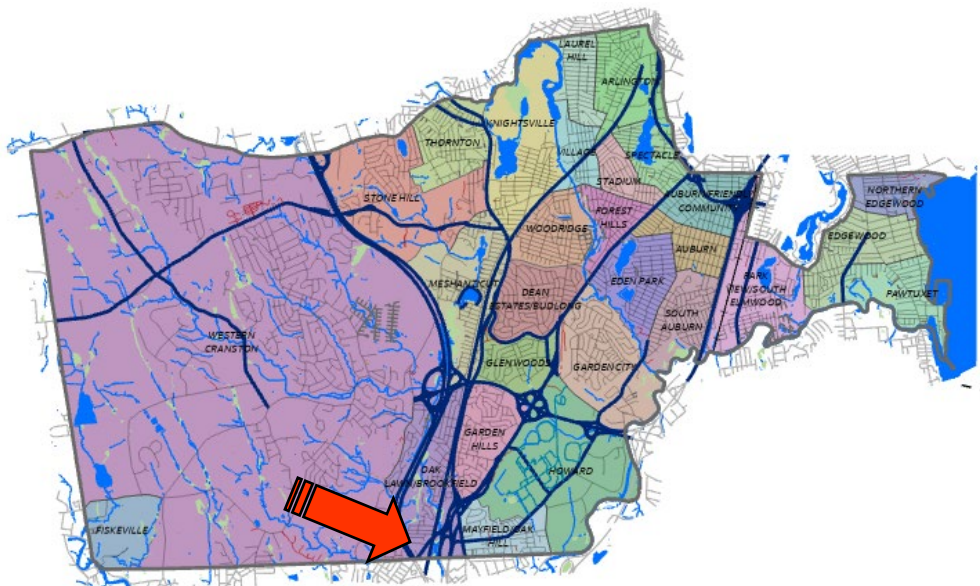
**Recommendation:** Approval of the proposed subdivision with the requested waivers.

### I. General Information

**Owner:** Preservation Development, LLC  
**Applicant:** Mark Cullion  
**Representative:** John Mancini, Esq.  
**Location:** 0 Southview Terrace - AP 18-3, Lot 2006  
**Zoning:** A-8 (Single-Family Residential, 8,000 sq. ft.)  
**Future Land Use Map:** Single Family Residential 7.26 To 3.64 Units Per Acre  
**Neighborhood:** Oak Lawn/Brookfield  
**Application Type:** Minor Subdivision with Street Extension  
**Stage of Review:** Preliminary Plan

### Proposal

The Proposal is to extend an unnamed branch of Lilyana Way and subdivide a lot into two. The proposal would create two lots conforming to the Zoning Ordinance. The proposal requires waivers from the curbing and cul-de-sac standards to conform to the Cranston Subdivision and Land Development Regulations.



## II. Documents Submitted for This Application

1. Minor Subdivision; Preliminary Plan entitled **“Cullion Homes”** prepared by Thomas J. Principe, PLS; dated May 7, 2025; Revised July 22, 2025.
2. Minor Subdivision – Preliminary Plan Application and Checklist, signed by Applicant Mark Cullion
3. Project Narrative, dated May 14, 2025
4. Sewer Availability Letter; provided by Cranston Department of Public Works, Sewer Division and Veolia Water dated September 4, 2024 and August 26, 2024, respectively
5. Water Availability Letter; provided by the Kent County Water Authority; dated June 2, 2025
6. Preliminary Plan Application Fee for \$370.00; dated May 12, 2025.
7. 200’ radius map and list of abutters certified by the Tax Assessor’s Office
8. Notarized Affidavit of Notice of Compliance for Abutter Notices; signed by Applicant Legal Representative Raffaello R. Manzo, Esq.; dated June 20, 2025.

### Aerial View



https://gis.cranstonri.org/



Street Names  
E911 Site Addresses  
Labels\_Tax Map

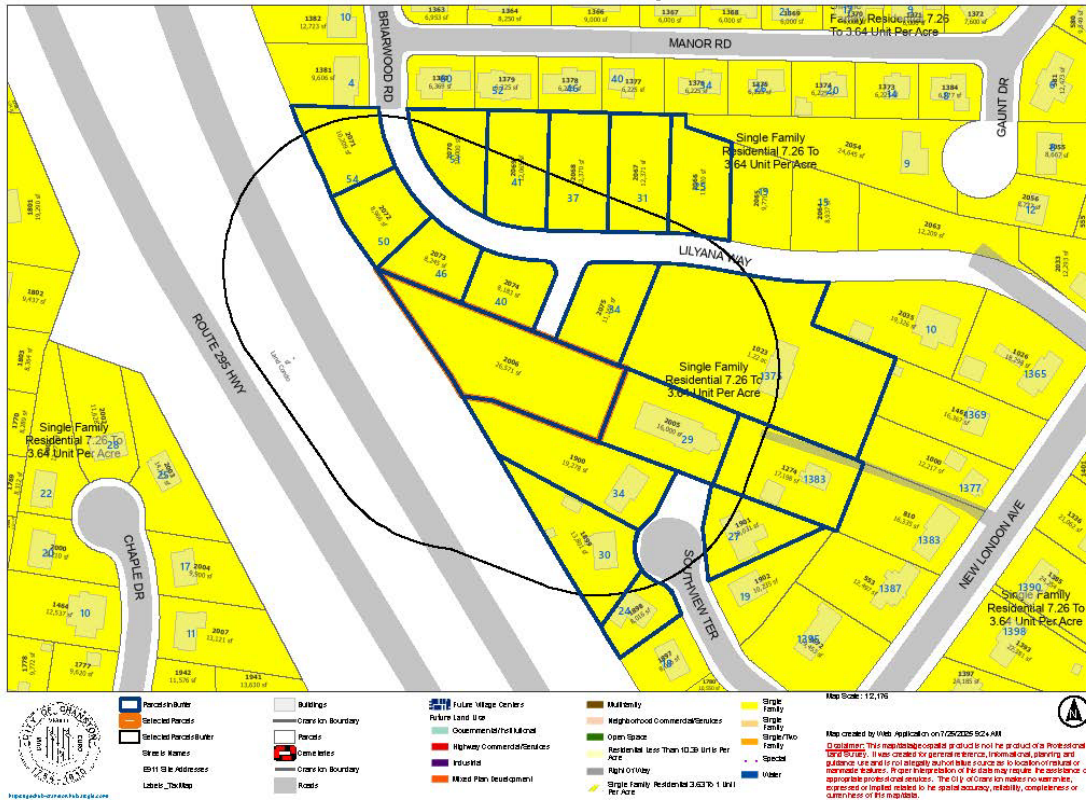


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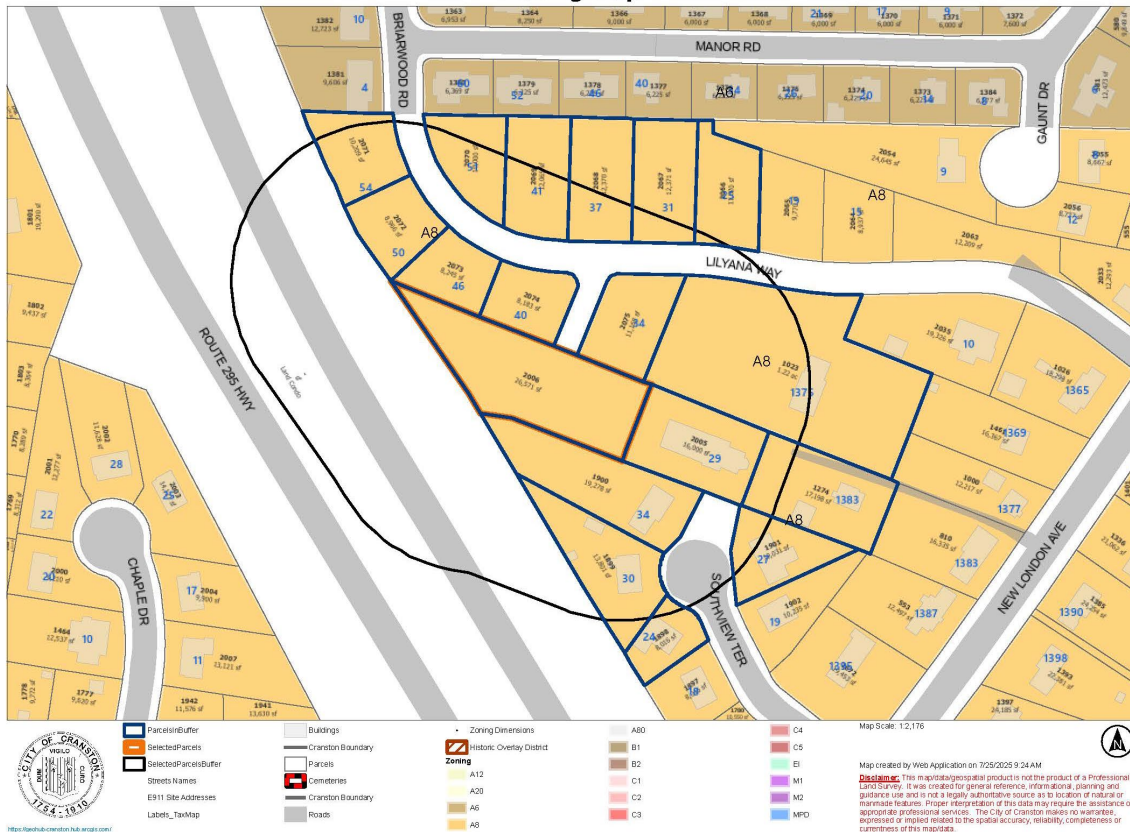


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### Future Land Use Map



### Zoning Map



### III. Site Description

1. The Tax Assessor's office lists the subject lot as 0 Southview Terrace on AP 18-3, Lot 2006, though the property does front Southview Terrace. Instead, it connects to an unnamed stub road off Lilyana Way, a roadway that is actively under construction as part of the approved "Briarwood Estates" subdivision. The subject property is bound by Interstate 295, properties fronting Lilyana Way, and properties fronting Southview Terrace. The lot is entirely forested with some steep slopes in the northwestern corner of the property.
2. The surrounding area is A-8 land, with A-6 properties connecting from Lilyana Way. Development on Lilyana Way is still on-going but only single-family homes are proposed to be constructed on Lilyana Way. Existing development in the area consists primarily of single-family residential use with some commercial uses found within the general area.
3. The subject property is outside of any regulated resource areas under jurisdiction of the Rhode Island Department of Environmental Management, (RIDEM).
4. The subject property is outside of any identified historic / cultural districts under jurisdiction of the Local Historic District Commission, State Historical Preservation Commission, State, or National Registers of Historic Places.
5. The subject property is located in FEMA Flood Zones X (unshaded) on FEMA Flood Map Panel 44007C0426H. Zone X (Unshaded) designates an area of minimal flood hazard.

### VIII. Requested Waivers

The Applicant is requesting waivers from Sections X.B.7 requiring a cul-de-sac at all dead-end streets, and X.B.16 of the Subdivision Regulations requiring installation of curbing along all streets.

### VI. Public Comments

None to Report.

### IV. Municipal Review

Pursuant to RIGL §45-23-37, these Plans and submitted documents were distributed for comment to the following agencies. Responses are as follows:

#### 1. Department of Public Works

- a. Engineering Division: Mr. Frank Corrao, P.E., Public Works Director, has reviewed the Proposal. Corrao stated that the hammerhead arrangement is acceptable provided that the Fire Department approves of the design. Corrao requested more details on the drainage basins and snow storage. The applicant submitted a revised plan upon request of Corrao. Corrao submitted comments on the drainage plan and received responses from the applicant's engineering team. Corrao stated that the submitted plan is acceptable and final details can be corrected during the Final Plan stage of review. The following items were recommended by Corrao to be submitted as part of the Final Plan:
  - i. Based on the length of the SC-740, a second catch basin should be added to the east side of the underground infiltration system to avoid potential for ponding at the end of the roadway.
  - ii. The location of the inspection port must be located on the drainage plans.
  - iii. Confirmation from the applicant's engineer that the Nyloplast Locking Cover and Grate are rated for HS-20 vehicles.
  - iv. Submission of draft easement language.
  - v. A cost estimate for the road performance bond shall be submitted to DPW for review and approval prior to Final Plan submission.
- b. Traffic Safety Division: Mr. Steven Mulcahy has reviewed the Proposal. Mulcahy stated that the hammerhead arrangement is acceptable provided that the Fire Department approves of the design. Mulcahy requested more details for the possibility of snow storage at the end of the street.
- c. Sewer Division: Mr. Edward Tally, Environmental Program Manager, forwarded an Availability of Sewer Service Letter from Veolia Water which states that sewer service will be made available through a connection to the under-construction gravity sewer main along Lilyana Way. Final

approval of the sewer design will be required prior to application for Final Plan review.

- d. Kent County Water Authority: The Applicant has provided a Water Availability Letter from KCWA which confirms the existence of an 8-inch ductile iron water main along Lilyana Way and that water service can be provided contingent upon the project's ability to meet applicable service demand requirements.

2. Department of Building Inspection & Zoning Enforcement

- a. Mr. David Rodio, Building Official, has not provided commentary at this time.
- b. Mr. Stanley Pikul, Alt. Building Official, has reviewed the Proposal and did not provide commentary at this time.

3. Fire Department: Mr. Armand Niquette, Fire Marshal has reviewed the Proposal and commented that the proposed hammerhead and lane widths are acceptable for Fire Department access to the site.

## V. Planning Analysis

### Consistency with the Comprehensive Plan

- The Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as "*Single Family Residential 7.26 To 3.64 Units Per Acre.*"
  - The Zoning Map and Ordinance designates the subject property as "*A-8 (Single-Family Residential, 8,000 sq. ft.)*."
    - The proposed use (single-family homes) is permitted by right in an A-6 zoning district.
  - The proposed density for the development (3.40 units/acre) is below the FLUM density designation of 7.26 to 3.64 units/acre. This is acceptable in this case as the rear of the larger lot features steep slopes in the rear and a triangular shape which greatly limits the actual building envelope on that property. Maintaining landscaping on the rear of that property also continues to provide green screening from I-295 and will stabilize the slope.
- The Comprehensive Plan outlines goals, policies, and action items pertaining to residential development which Staff find support the approval of this Application, specifically:
  - Goal LU-6: Protect and stabilize existing residential neighborhoods.
  - Policy LU-18: Preserve the existing density of established neighborhoods.
  - Goal H-4: Promote housing opportunity for a wide range of household types and income levels.
  - Goal H-5: Conserve resources in new subdivisions.
  - Policy H-1: Maintain zoning densities that reflect planned municipal service levels and natural resource constraints.
  - Policy H-6: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

### Environmental Impact

No significant environmental impacts are anticipated as:

- The project area is outside of any FEMA flood hazard zones.
- There are steep slopes in the rear of the property. The proposed hammerhead arrangement will permit the developer to put the residence further away from the slopes, thereby continuing landscaping to stabilize those slopes and provide a green screen from I-295 for this lot and abutting lots along Lilyana Way.

- RIDEM's Natural Heritage Map shows that there are no known rare species or sensitive habitats located on or near the site.
- The proposal adequately manages stormwater runoff from the proposed roadway.

### Parking and Traffic Circulation

- Access to the site will be achieved via a paper street that is proposed to be extended into the subject property. The 32-foot right-of-way connecting to the subject property was approved as part of the Briarwood Estates subdivision.
- Each unit will provide at least one off-street parking space and a garage, thereby meeting the off-street parking requirements.
- The Subdivision and Land Development Regulations require the construction of a 35' radius cul-de-sac. The applicant is requesting a waiver to construct a dead-end street with a 50' deep hammerhead. Planning Staff discussed the feasibility of this with the Department of Public Works and the Fire Marshal. All parties are in agreement that a hammerhead arrangement is acceptable for this particular case as the subdivision will only be serving two dwellings, and only a maximum of one additional dwelling if 34 Southview Terrace decided to subdivide their lot.
  - Planning Staff believe that a hammerhead arrangement is preferable to a cul-de-sac in this case, as it would reduce impervious surfaces, reduce maintenance costs for the City, and permit some snow storage at the end of the roadway. As only two units are proposed at the end of this roadway, it is the Planning staffs' opinion that the benefits of the hammerhead arrangement outweigh the costs.
- Also required is the construction of curbing. The applicant is requesting a waiver to construct berms instead of concrete curbs on the proposed roadway extension through the existing Lot 2006. The berms would lower construction costs for the applicant and long-term maintenance cost for the City in an area that will see very little travel. The applicant has also demonstrated that stormwater can be managed using the berms.

### Waiver Requests

Staff recommend the approval of both requested waivers due to the following reasons:

- This road serves only two single-family houses. Therefore, emergency service response is therefore likely to be exceptionally rear and daily use of the road will be limited to the residents and visitors of the two single-family homes. It is in the City's interest to keep public infrastructure to a minimum to keep maintenance costs low. The proposed hammerhead arrangement would also have the added benefit reducing road width and permitting some snow storage at the end of the street.
- The Director of Public Works, the Traffic Safety Specialist, and the Fire Marshall have all reviewed the proposed layout and deemed it to be acceptable.

### **IX. Findings of Fact**

An orderly, thorough, and expeditious technical review of this Master Plan has been conducted. Property owners within a 200' radius have been notified via first class mail, return receipt requested and the meeting agenda has been properly posted.

Staff has reviewed this Preliminary Plan application for conformance and consistency with the required Findings of Fact in accordance with RIGL § 45-23-60 as well as the Subdivision & Land Development Regulations and finds as follows:

*RIGL § 45-23-60. Procedure – Required findings. (a)(1) states, “The proposed development is consistent with the comprehensive plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”*

- The Proposal is consistent with Comprehensive Plan’s Future Land Use Map designation of “Single Family Residential 7.26 To 3.64 Unit Per Acre” and the following goals and policies of the Comprehensive Plan:
  - Goal LU-6: Protect and stabilize existing residential neighborhoods.
  - Policy LU-18: Preserve the existing density of established neighborhoods.
  - Goal H-4: Promote housing opportunity for a wide range of household types and income levels.
  - Goal H-5: Conserve resources in new subdivisions.
  - Policy H-1: Maintain zoning densities that reflect planned municipal service levels and natural resource constraints.
  - Policy H-6: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

*RIGL § 45-23-60. Procedure – Required findings. (a)(2) states, “The proposed development is in compliance with the standards and provisions of the municipality’s zoning ordinance.”*

- The Proposal is in compliance with all zoning standards and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance.

*RIGL § 45-23-60. Procedure – Required findings. (a)(3) states, “There will be no significant negative environmental impacts from the proposed development as shown on the **final** plan, with all required conditions for approval.” (emphasis added)*

- This finding pertains specifically to the Final Plan, however, no significant environmental impacts are anticipated as:
  - The Proposal remains outside of any flood zones. No wetlands are known to be on the subject lot.
  - The Proposal will be subject to all state and local regulations pertaining to environmental impacts, wetlands, and erosion control.
  - The Rhode Island DEM’s November 2018 Natural Heritage map shows that are no known rare species located on the site.

*RIGL § 45-23-60. Procedure – Required findings. (a)(4) states, “The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans.”*

- The Proposal 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.
- Upon approval of the requested waivers from Sections X.B.7 and X.B.16 of the Cranston Subdivision and Land Development Regulations, the design and location of building lots, utilities, drainage, and other improvements will conform to local regulations for mitigation of flooding and soil erosion.

*RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, “All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.”*

- The Proposal will have adequate permanent physical access to an unnamed public city street branching from Lilyana Way, a public city street.
- The Proposal provides for safe and adequate local circulation for vehicular traffic.

**X. Recommendation**

Staff finds this Proposal generally consistent with the Comprehensive Plan, the Zoning Ordinance, and the standards for required Findings of Fact set forth in RIGL § 45-23-60.

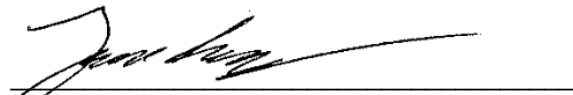
Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and **APPROVE** the Preliminary Plan submittal subject to the conditions denoted below.

**XI. Recommended Conditions of Approval**

The Final Plan submittal shall be subject to the following:

1. Approval of the requested waivers from Sections X.B.7 requiring a cul-de-sac at all dead-end streets, and X.B.16 of the Subdivision Regulations requiring installation of curbing along all streets.
2. All outside approvals from relevant state and local agencies shall be provided.
3. A second catch basin shall be added to the east side of the underground infiltration system.
4. The location of the inspection port must be located on the drainage plans.
5. Written confirmation from the applicant’s engineer that the Nyloplast locking cover and grate are rated for HS-20 vehicles.
6. Submission of draft easement language for the drainage structures and access of the road hammerhead.
7. A cost estimate for the bond for the proposed roadway shall be submitted to DPW for review and approval prior to Final Plan submission.
8. Payment of the Eastern Cranston Capital Facilities Development Impact Fee of \$1186.92 prior to recording of the Final Plan.

Respectfully Submitted,



Jonas U. Bruggemann, MSCRP  
Senior Planner / Administrative Officer

Cc: City Planning Director  
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