

City Plan Commission

Tuesday, August 3rd, 2021 – 6:30PM

869 Park Avenue, 3rd Floor – City Council Chamber

All interested parties are welcome to participate during the public comments portion for docketed items on this agenda. Staff reports, recommendations, and all supplemental documentation for this agenda will be posted to the City's website prior to the meeting at:

<https://www.cranstonri.gov/august-3-2021-plan-commission/default.aspx>

▪ **CALL TO ORDER**

▪ **APPROVAL OF MINUTES**

- 6/1/21 Regular Meeting (**vote taken**)
- 7/3/21 Regular Meeting (**vote taken**)

▪ **SUBDIVISIONS & LAND DEVELOPMENTS**

- **“Garden City School”** (**vote taken**) **PUBLIC HEARING**
Master Plan / Preliminary Plan – Major Land Development
87,000 +/- square foot redevelopment of the Garden City School on 5.75-acre parcel
70 Plantation Drive – AP 10, Lot 709 – Zoned A-8

- **“1299 Park Avenue Plat”** (**vote taken**) **PUBLIC INFORMATIONAL**
Preliminary Plan – Minor Subdivision
2 lots: Parcel A – Existing Multi-family on 7,067 sq.ft.,
Parcel B – Existing Two-Family on 7,124 sq.ft.
1299 Park Avenue & 12 Old Park Avenue – AP 11, Lot 145 – Zoned B-1 and C-1.

▪ **ZONING BOARD OF REVIEW - RECOMMENDATIONS** (**votes taken for all**)

- **CRANSTON PUBLIC SCHOOLS (OWN/APP)** has filed an application to create a new parking lot which allows a reduced number of required parking spaces for a new school, and to construct a portion of a building greater than the allowable height at **70 Plantation Drive**, A.P.10, lot 709; area 5.79 ac; zoned A8. Applicant seeks relief per 17.92.010-Variance; Section 17.64.010-Off Street Parking.
- **THREE KIDS, LLC (OWN) and DWIGHT LEIGH (APP)** have filed an application to divide a lot on which two dwellings are located creating a lot with less area than required for a two family dwelling at **1299 Park Ave.** A.P. 11, lot 145; area 7,124 s.f.; zoned C1. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations.
- **THREE KIDS, LLC (OWN) and DWIGHT LEIGH (APP)** have filed an application to divide a lot on which two dwellings are located creating a lot with less area than required for a three family dwelling at **12 Old Park Ave.** A.P. 11, lot 145; area 7,087 s.f.; zoned B1. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations.

- **TILCON, INC. (OWN) and CBNA BARLETA JOINT VENTURE (APP)** have filed an application to construct a temporary structure for the production and storage of concrete products in a residential zone at **830 Phenix Ave.** A.P. 17, lots 194, 1933; A.P. 20, lot 2124; area 18.94 ac, zoned A12. Applicant seeks relief per 17.92.010-Variance; Sections 17.20.030- Schedule of Uses; and 17.20.120-Schedule of Intensity Regulations.
- **JEFFREY A. and ALISHA CRINS (OWN/APP)** have filed an application to construct an addition to a home extending into the required front yard setback on a corner lot located at **269 Poplar Drive** A.P. 10, lot 1303; area 12,864 s.f.; zoned A8. Applicant seeks relief per 17.92.010- Variance; Section 17.20.120-Schedule of Intensity Regulations.
- **FRANK ZINCONE (OWN) and ERCILIO TEJADA (APP)** have filed an application to construct a canopy addition, on an existing automotive repair facility at **173 Niantic Ave.** A.P. 7, lot 2204; area 9,096 s.f.; zoned M2. Applicant seeks relief per 17.92.010-Variance; Section 17.20.120-Schedule of Intensity Regulations.
- **DISCUSSION** – Future meeting format (zoom, in-person, hybrid) **(no vote taken)**
- **PLANNING DIRECTOR'S REPORT** – Cranston Print Works - Joint Site Walk (City Council / City Plan Commission) – August 21st 9:00AM **(no vote taken)**
- **ADJOURNMENT / NEXT REGULAR MEETING** – Tuesday, September 7th – 6:30 PM – 869 Park Avenue, City Hall Council Chamber **(vote taken)**