

City Planning Department



Memo

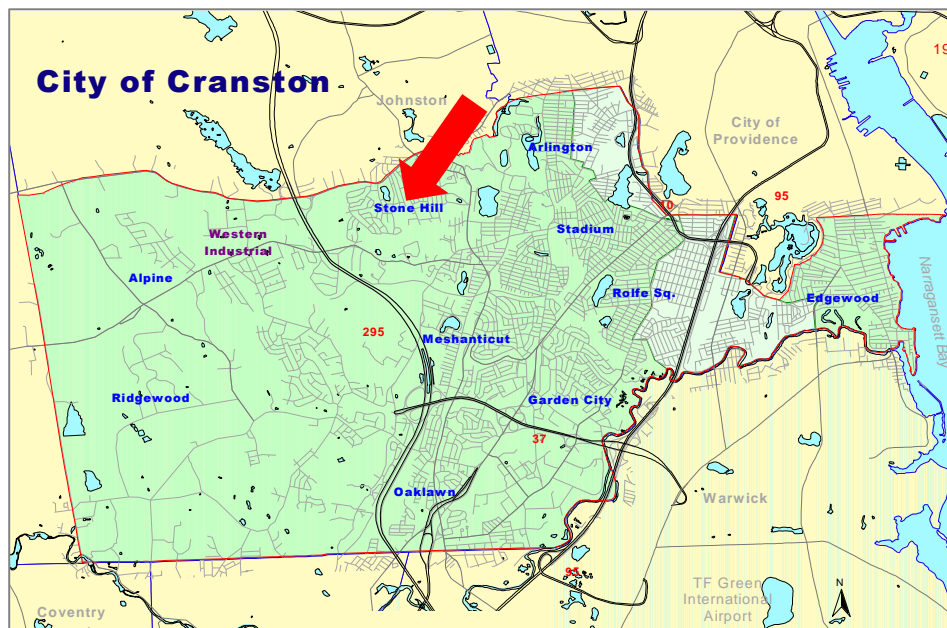
To: Cranston City Plan Commission
From: Joshua Berry, AICP – Senior Planner / Administrative Officer
Date: December 3, 2021
Re: **“Caprarelli Plat” - Minor Subdivision without street extension - Preliminary Plan**

Owner/App: Vincent and Christine Caprarelli
Location: 156 Yeoman Avenue (AP 12 Lots 2184-2189)
Zone: A-8 (Single-Family Dwellings on 8,000 ft² Lots)
FLU: Single-Family Residential 7.26 to 3.64 Units/Acre

I. Proposal

The applicant proposes to subdivide/combine the existing six (6) lots comprising of 16,722 ft² lot into two lots, Lot A (8,238 ft²) and Lot B (8,484 ft²). The existing nonconforming three-family dwelling is to remain on Lot A, but will require relief for lot area, a rear setback encroachment, and for the nonconforming parking configuration. Lot B requires relief for lot frontage and would be a new buildable lot intended for single-family development. Both lots would be serviced by public water and sewer.

LOCATION MAP



ZONING MAP



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FUTURE LAND USE MAP



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AERIAL VIEW



STREET VIEW (Yeoman Ave)



II. Documents which are part of the application

1. Application signed by Vincent and Christine Caprarelli;
2. Filing fees;
3. Preliminary Plan Checklist completed by Joseph A Sciacca, Esq.;
4. Minor Subdivision plan entitled "Caprarelli Plat" with a last revised date of 11/22/21 prepared by Peter V. Cipolla, Jr, P.L.S.;
5. Narrative (unsigned, undated);
6. Letter regarding water availability from Providence Water dated 11/2/21;
7. Letter regarding sewer availability from the Department of Public Works dated 11/15/21;
8. 100' radius map, list of abutters and signed Certificate of Notice;
9. Certificates of Municipal Liens for each subject lot.

III. Surrounding land use and context

Analysis using the City of Cranston Geographic Information System indicates that:

1. The subject parcel is located in East of I-295 in the north central Cranston in the Thornton neighborhood.
2. The surrounding single-family residential neighborhood (400-foot radius) is comprised entirely of A-8 zoned parcels.
3. The surrounding single-family residential neighborhood (400-foot radius) is all designated as Single-Family Residential 7.26 to 3.64 units per acre.
4. There is no significant slope within the subject property area but there are two small retaining walls abutting the existing three-family dwelling.
5. The project is free of wetlands and outside of any regulated floodplains or historic/cultural districts.
6. The 2018 Natural Heritage Map does not show any known rare species located on or near the site.

IV. Interests of Others

Staff has not received any comments at this time.

V. Staff / Agency Comments

Pursuant to RIGL 45-23-41 A3, these plans were distributed for comment to the Public Works Department / Engineering Division, the Traffic & Safety Bureau, the Building and Inspections Department, the Fire Department and the Conservation Commission.

The Cranston Bureau of Traffic Safety commented, "*While the proposed parking arrangement for Lot A along Yeoman Street is similar to the existing, non-conforming condition, there appears to be adequate site dimension to be able to meet the requirements of Chapter 17.61.010 - Off-*

street parking.” Staff notes that this comment pertains more to the variance requests than the subdivision application.

No other comments were received at this time.

VI. Waivers

Waivers are requested for sidewalks. Since there are no sidewalks abutting the subject property in which to connect in the neighborhood, staff supports this request.

VII. Planning Analysis

Nearly all of the complications for the analysis are related to the zoning relief. Please see the staff memo specifically issued to address the variance applications.

Zoning relief aside, the proposed subdivision is relatively simple. The sewer lateral from Harmony Street servicing the three-family resident will be redirected to server the proposed single-family dwelling on Lot B. A new sewer lateral would have to be extended from Yeoman Avenue to service Lot A. This could be slightly complicated considering the retaining walls, but is not insurmountable. A water main extension off of the existing water main on Yeoman Avenue will be required to be reviewed and approved by Providence Water.

VIII. Findings of Fact

An orderly, thorough and expeditious technical review of this Preliminary Plan has been conducted. Property owners within a 100’ radius have been notified first class mail prior to the public meeting, and the meeting agenda has been properly posted.

Staff has reviewed this Preliminary Plan application for conformance with required standards set forth in RIGL Section 45-23-60, as well as the City of Cranston’s Subdivision and 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 community plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

1. The proposal is consistent with the Housing Element policies in the Comprehensive Plan, including but not limited to HG-4, HP-4.1, HP-4.6 and HA-5. The subdivision provides an opportunity for infill development in Eastern Cranston in a manner that fits with the surrounding neighborhood.
2. The new single family lot (Lot B) is consistent with the land use and density prescribed by the Comprehensive Plan Future Land Use Map allocation of Single Family Residential 7.26 to 3.64 units per acre. Lot A is inconsistent with the FLUM, however this is due to a legal nonconforming condition which has no material impact on the neighborhood or the exist conditions.

3. Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.

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.”

4. Variance applications have been submitted for relief from inconsistencies with the zoning ordinance proposed by the subdivision.
5. The proposal will not alter the general character of the surrounding area or impair the intent or purpose of the Cranston Zoning Code.

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.”

6. The site for the new single-family development is clear of wetlands, steep slopes, forest, or other elements of environmental concern. No negative environmental impacts are anticipated.
7. The Rhode Island November 2018 Natural Heritage map shows that there 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.”

8. The proposed subdivision 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.

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.”

9. Lot A has adequate permanent physical access on Yeoman Avenue, a public roadway within the City of Cranston. Lot B would have adequate permanent physical access on Harmony Street, a public roadway within the City of Cranston.

IX. Recommendation

Staff finds this proposal consistent with the standards for required findings of fact set forth in RIGL Section 45-23-60 as well as with the City of Cranston’s Subdivision and Land Development Regulations. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and **approve** the Preliminary Plan application, with waivers for sidewalks, subject to the conditions denoted below.

X. Conditions of approval

1. The applicant shall obtain all necessary relief from the Zoning Board of Review prior to submittal of a Final Plan.
2. Payment of the Eastern Cranston Capital Facilities impact fee in the amount of \$593.46 (1 new unit) must be submitted at the time of final plat recording.