



DEVELOPMENT PLAN REVIEW COMMITTEE

City Hall – 3rd Floor, Room 309
869 Park Avenue – Cranston, Rhode Island 02910

MINUTES CITY HALL – 3rd FLOOR, COUNCIL CHAMBER 9:30AM – WEDNESDAY, MARCH 6, 2024

1. Call to Order

Chairman Jason Pezzullo called the Development Plan Review Committee meeting to order at 9:40 a.m. in the City Council chamber.

The following members were in attendance for the meeting: Justin Mateus – DPW Director, Stephen Mulcahy –Traffic Safety Manager, Jason M. Pezzullo – Planning Director, and Stanley Pikul – Zoning Official.

The following Planning Department staff members were in attendance: Asst. Planning Director, Kenneth R. Kirkland.

2. Approval of Minutes

(vote taken)

- 2.7.24 DPRC Meeting

Due to staffing constraints, the 2.7.24 meeting minutes were not immediately available for review and subsequent vote. The 2.7.24 minutes will be reviewed at the following meeting of the DPRC: 3.6.24.

3. “McDonald’s”

Pre-Application Conference

(no vote taken)

<i>Location:</i>	923 Cranston Street AP 7/1, Lot 632
<i>Zoning District:</i>	C-5 (Heavy Business / Industry)
<i>Applicant / Owner:</i>	McDonald’s Corporation / McDonald’s Real Estate Company
<i>Proposal:</i>	Demolition and rebuild of the existing McDonald’s restaurant and to rework certain areas of the parking and drive-thru areas.

A member of the applicant’s team introduced the proposal with site context. The applicant seeks to demolish and rebuild an existing McDonald’s restaurant in the existing footprint, and to alter the existing traffic and circulation on-site to improve traffic flow. The site was previously approved for renovations by the DPRC in 2019.

The applicant is proposing a reduction in parking from 50 spaces to 44, which exceeds the 37 required spaces per City code. The applicant seeks relief for the speaker setback in a residential zone, currently 62.4 ft. from the nearest residential area, but a second drive-thru lane is proposed with a speaker located 50.5 ft. from the nearest residential property line, requiring relief from the 100 ft. setback requirement per City code. The applicant also seeks relief to relocate the exit and entrance locations on Webster Avenue. The proposed addition of a second drive-thru lane requires relocation of the exit and entrance lanes, requiring zoning relief as it obstructs a residential area, owned by the applicant.

Chairman Pezzullo invited members of the DPRC to discuss the application as presented.

Mr. Pikul inquired about adherence to the setbacks. A member of the applicant’s team stated that the building itself conforms to setback requirements, only the landscape buffer on-site is pre-existing non-conforming to setback requirements. Mr. Pikul also inquired about signage on the property. A member of the applicant’s team stated that the existing golden arches will remain in place, and any additional signage will conform to code.

Mr. Rodio inquired about the location of the dumpster receptacles. Mr. Pezzullo pointed out where the dumpster receptacle would be located.

