



CITY OF CRANSTON
NOTICE OF PUBLIC HEARING
“Independence Way Condominium Development”
Major Land Development - Master Plan

You are hereby notified that the Cranston City Plan Commission will meet to review the Master Plan application for a proposed Major Land Development entitled “**Independence Way Condominium Development**”. This public hearing will be held on **Tuesday, October 6, 2026, at 6:30 P.M.**, in the Council Chambers, Cranston City Hall, 869 Park Avenue, Cranston, Rhode Island, at which time plans will be presented for public comment and City Plan Commission consideration.

The subject property is located at 0 Independence Way, Assessors Plat 37, Lot 860. The owner and applicant is Summit Capital, LLC, 144 Metro Center Blvd, Unit F, Warwick, RI, 02886. The proposed Major Land Development project consists of plans to construct forty-two (42) new two-story condominiums which will be divided into seven (7) buildings, each containing six (6) dwelling units. All dwellings will have access to public sewer and water.

Approval of this Master Plan application is conditioned on the approval by the City Council of a change of zoning district and an amendment to the Future Land Use Map from “Mixed Plan Development” to “Neighborhood Commercial/Services”. The property is zoned MPD (Mixed Plan Development) and the proposed zone is C-2 (Neighborhood Business).

The full Site Plan, staff reports, and the Zoom link for remote participation on this application will be posted to the City’s website and can be found on the City Planning Department’s webpage at <https://www.cranstonri.com/departments/planning/>. 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 on YouTube: <https://www.youtube.com/@cityofcranston>.

As an abutting property owner, you are welcome to give public comment on this project either by attending the public hearing in person or remotely via Zoom. You can also submit written comments by emailing staff at planning@cranstonri.gov at least 24 hours prior to the hearing. If you are unable to access the internet, you can contact the City Planning Department directly at 780-3136 for access to meeting materials. 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.

Beth E. Ashman, MCP, AICP
City Planning Director

Steven Frias
Commission President
