

Hon. Kenneth J. Hopkins
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President

Jason M. Pezzullo, MCP, MPA, AICP
City Planning Director



Robert Coupe
Vice-President

Thomas Barbieri
David Exter
Steven Frias
Kathleen Lanphear
Lisa Mancini

Justin Mateus P.E.
Public Works Director

Thomas Zidelis
Finance Director

CITY PLAN COMMISSION

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

SPECIAL MEETING MINUTES **CITY HALL – 3rd FLOOR, COUNCIL CHAMBER** **5:00PM – WEDNESDAY, OCTOBER 16, 2024**

CALL TO ORDER

Chairman Smith called the meeting to order at 5:07 p.m. in the Council Chamber, 869 Park Avenue.

The following Commissioners were in attendance for the meeting: Chairman Michael Smith, David Exter, Steven Frias, Lisa Mancini, Thomas Zidelis, Thomas Barbieri, Kathleen Lanphear. Vice-President Robert Coupe and Justin Mateus were absent.

The following members of the City Planning Department were in attendance: Jason M. Pezzullo, AICP, Planning Director; Beth Ashman, AICP, Assistant Planning Director; Jonas Bruggeman, Senior Planner; Brianna Valcourt, Senior Planner; and Grace Brownell, Planner Technician.

ORDINANCE RECOMMENDATION

(vote taken)

ORDINANCE 08-24-02 In Amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled "Zoning" (495 Atwood Avenue, Assessor's Plat 12-4, Lot 3116); Petition filed by John O. Mancini, Esq. on behalf of 495 Investments, LLC; to be referred to Ordinance Committee October 17, 2024

- Applicant seeks a zone change from M-1 (Restricted Industry) to C-3 (General Business) consistent with the 2024 Comprehensive Plan Future Land Use Map (FLUM) A

Senior Planner, Jonas Bruggeman noted the proposal is to change the subject property from the zone M-1 (Restricted Industry) to C-3 (General Business). The rezone request is supported by the Comprehensive Plan and is consistent with the surrounding neighborhood and land uses. The subject property is listed in Appendix A of the Comprehensive Plan as a property with zoning that is inconsistent with its Future Land Use Map of "Highway Commercial/Services" and further recommends a zone change from M-1 to C-3. The majority of the Atwood Ave. corridor includes commercial uses which are consistent with the FLUM designation. The abutting properties south and east are zoned M-1 but include commercial uses and are also recommended for rezoning in Appendix A for consistency with the Future Land Use Map.

Atty. John Mancini of Mancini Carter PC noted the proposed zone change is consistent with the future land use map as well as the practical use of the surrounding area. The applicant currently owns the building adjacent to the subject property which is being used for professional services. Thus, the proposal for the subject property is for the continued use of adjacent property.

Mr. Bruggeman provided his positive staff recommendation.

Individuals requesting interpreter services for the hearing impaired must contact the Dept. of City Planning at (401) 780-3136 seventy-two (72) hours prior to the meeting.

Upon a motion made by Mr. Zidelis and 2nd by Mr. Exter, the City Plan Commission unanimously (7-0) voted to approve ORDINANCE 08-24-02.

ADJOURNMENT

(vote taken)

Upon a motion made by Mr. Zidelis and 2nd by Mr. Exter, the City Plan Commission unanimously (7-0) voted to adjourn.

Next Regular meeting is 11/12/2024 6:30PM
City Hall – 3rd Floor, Council Chamber – 869 Park Avenue

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