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June 24, 2024

VIA HAND DELIVERY & E-MAIL

Jason M. Pezzullo, Planning Director
Cranston City Hall
869 Park Avenue
Cranston, RI 02910

Re: Application of McDonald's Corporation and McDonald's Real Estate Company for Minor Land Development Project Review and Variances - 927 Cranston Street, 419 Webster Avenue, Cranston RI

Dear Mr. Pezzullo:

On behalf of our client, McDonald's Corporation and McDonald's Real Estate Company (collectively, McDonald's), this package is a request for Minor Land Development approval of McDonald's proposed reconstruction of an existing building at 927 Cranston Street and 419 Webster Avenue, Cranston, Rhode Island (Assessors Plat 7, Lots 632, 3669, 3514, and 3488). McDonald's proposes to demolish and rebuild the existing McDonald's restaurant on the Property generally within the existing building footprint and make related improvements to the existing parking lot and drive-through circulation. In addition, McDonald's seeks relief from the provisions of the Cranston Zoning Ordinance for a second drive-through speaker within the required 100-foot residential setback, and to locate the McDonald's entrance and exit on a residentially-zoned parcel.

As further discussed in the attached project narrative, this project is substantially similar to a 2019 proposal approved by the City of Cranston Plan Commission and Zoning Board of Review. Unlike McDonald's application submitted earlier this year for a four-wall rebuild of the existing structure – which McDonald's withdrew prior to the hearing date – this application proposes a full demolition of the existing structure and reconstruction at the site.

This package contains the following documents in support of the application:

1. Application for Development Plan Review
2. Application for Variance Relief
3. Narrative Report from Hinckley Allen

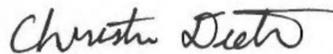
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4. Drainage Report, prepared by Bohler, dated May 28, 2024
5. Civil Plan Set, full-size, totaling 17 sheets (not including the cover sheet), prepared by Bohler, dated June 12, 2024 (mailed separately);
6. A copy of the Cranston Development Plan Review Committee's Development Plan Review Approval for a substantially similar project, dated September 11, 2019 (two pages);
7. A copy of a Zoning Board of Review Notice of Decision for a substantially similar project, dated September 11, 2019;
8. 400' radius map; and
9. Certified abutter's list.

We have included one (1) original and one (1) copy of these documents in this package. At the request of the Planning Department, we also have sent PDF versions of the above documents and plans via a secure file transfer.

We look forward to presenting this application to the Plan Commission for unified development review at the earliest possible meeting.

Very truly yours,



Christine E. Dieter