

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP | Senior Planner
Date: December 31, 2024 (revised 1/3/2025)
RE: Warren Avenue – Assessors Plat 18-4, Lot 714
 “Calise Development LLC Plat” – Residential Planned District: Preliminary Plan

I. Applicant | Property | Proposal

The applicant and property owner is the Calise Development Plat LLC, PO Box 277, Greenville, RI 02828.

The subject property is located off Warren Avenue and contains the private driveway labelled Stoneham Court, identified as Assessor’s Plat 18-4, Lot 714. The property is zoned A-6 and is not located in any municipal overlay district.

The subjects lots were merged through an Administrative Subdivision entitled “Calise Development LLC Plat”. The approval for this administrative subdivision was recorded with the City Clerk’s Land Evidence Records Office on July 17, 2024 in Book 6813, Page 29. The Site Plan was recorded as Map 1098, Page 1.

The Proposal is to construct three two-family buildings on 63,530 S.F. with associated improvements such as a paved private driveway with a cul-de-sac and drainage structures.

II. Documents Submitted for This Application

1. Residential Planned District Preliminary Plan entitled **“Calise Development LLC Plat”** prepared by Michael J. McCormick, PLS; dated December 2, 2024; Revised December 13, 2024.
2. Major Land Development Project – Preliminary Plan Application and Checklist, signed by Owner/Applicant Calise Development LLC; dated December 2, 2024
3. Narrative Report, prepared by Commonwealth Engineers & Consultants, Inc. dated December 2024
4. Stormwater Report, prepared by Commonwealth Engineers & Consultants, Inc. dated December 2024
5. Preliminary Plan Application Fee for \$950.00; dated December 2, 2024.
6. 100’ radius map and list of abutters certified by the Tax Assessor’s Office
7. Notarized Affidavit of Notice of Compliance for Abutter Notices; signed by Applicant Legal Representative Robert D. Murray; dated December 19, 2024.

III. Surrounding Land Use & Context

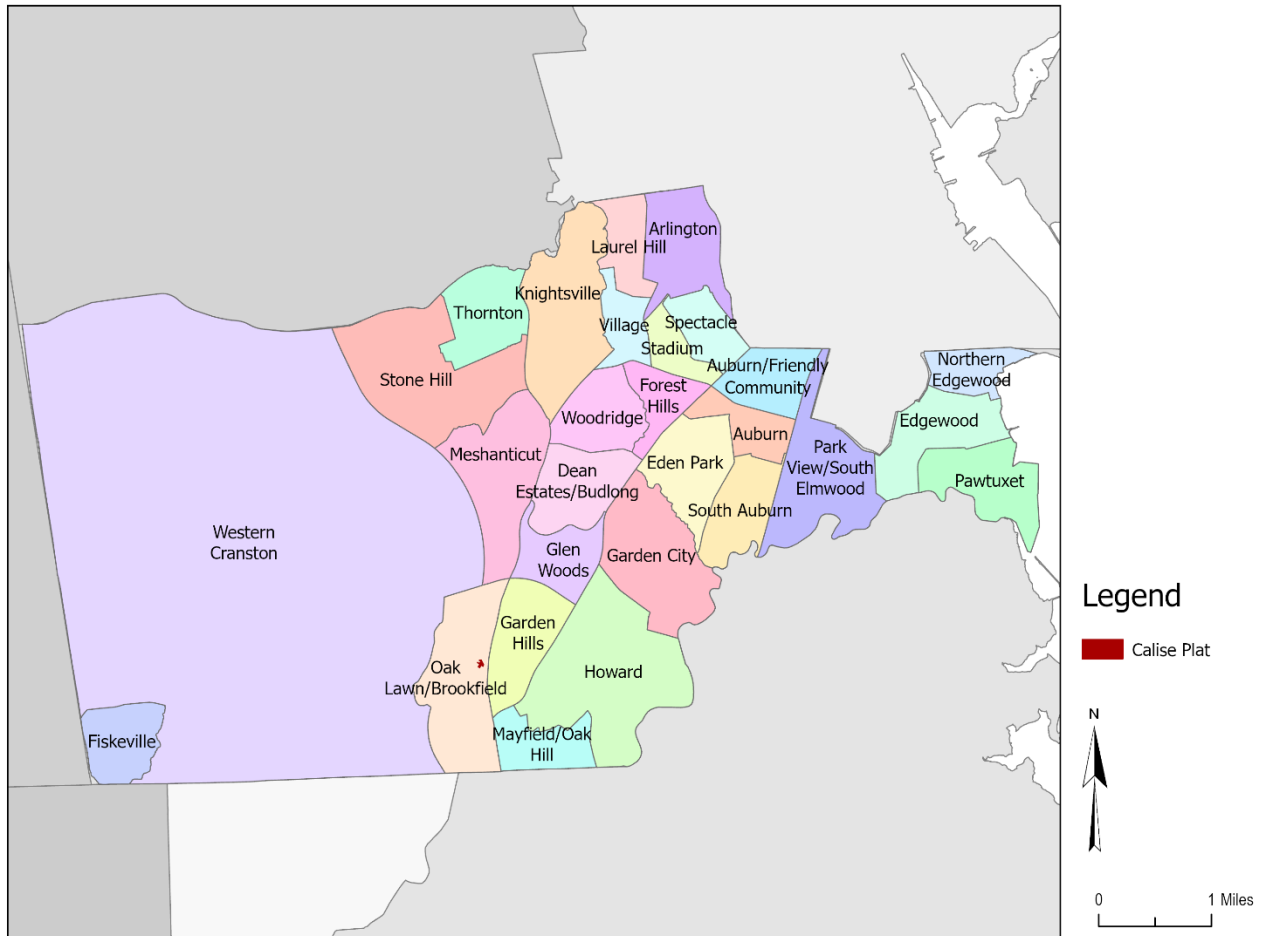
Analysis using the Cranston Geographic Information System and the FEMA Flood Map Service Center indicates that:

1. The subject property is located on the southeasterly side of Warren Avenue, the westerly side of the Washington Secondary Trail, and the southerly side of Wilbur Avenue.
2. The surrounding area is A-6 land, with C-2 east of the Washington Secondary Trail. Development in the immediate area consists primarily of single and two-family residential use with some multifamily, institutional, recreational, and commercial uses found within the general area. The lot is adjacent to the Oaklawn Local Historic District.
3. The subject property is outside of any regulated resource areas under jurisdiction of the Rhode Island Department of Environmental Management, (RIDEM).

4. The subject property is outside of any identified historic / cultural districts under jurisdiction of the Local Historic District Commission, State Historical Preservation Commission, State, or National Registers of Historic Places.
5. The subject property is located in FEMA Flood Zones X and Shaded X on FEMA Flood Map Panel 44007C0426H. Both Flood Zones are found within the project area. Zone X (Shaded) designates an area of moderate flood hazard, usually the area between the limits of the 1% annual chance flood and the 0.2% annual chance flood hazard zones.

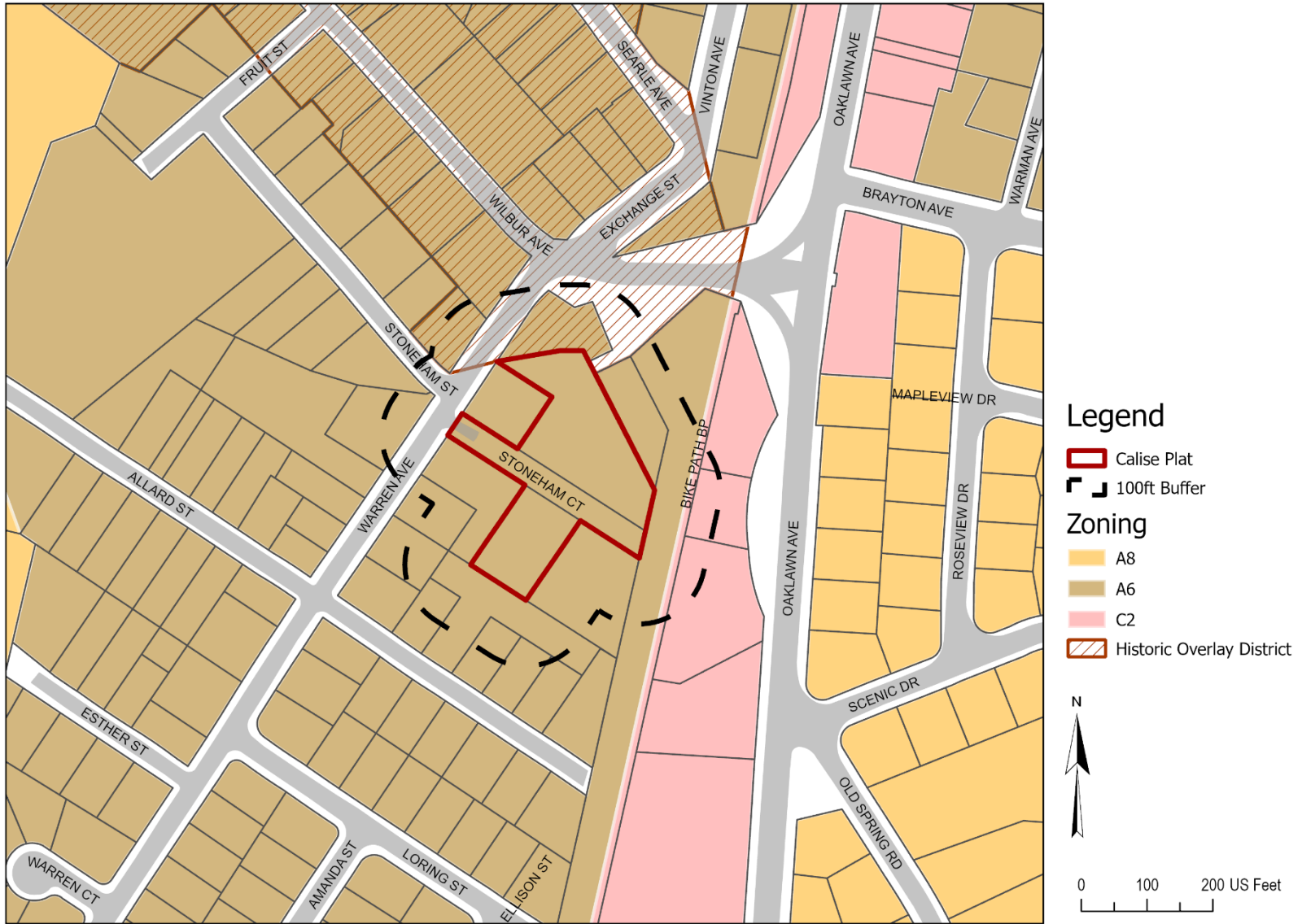
LOCATION

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



ZONING MAP

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ZONING MAP

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



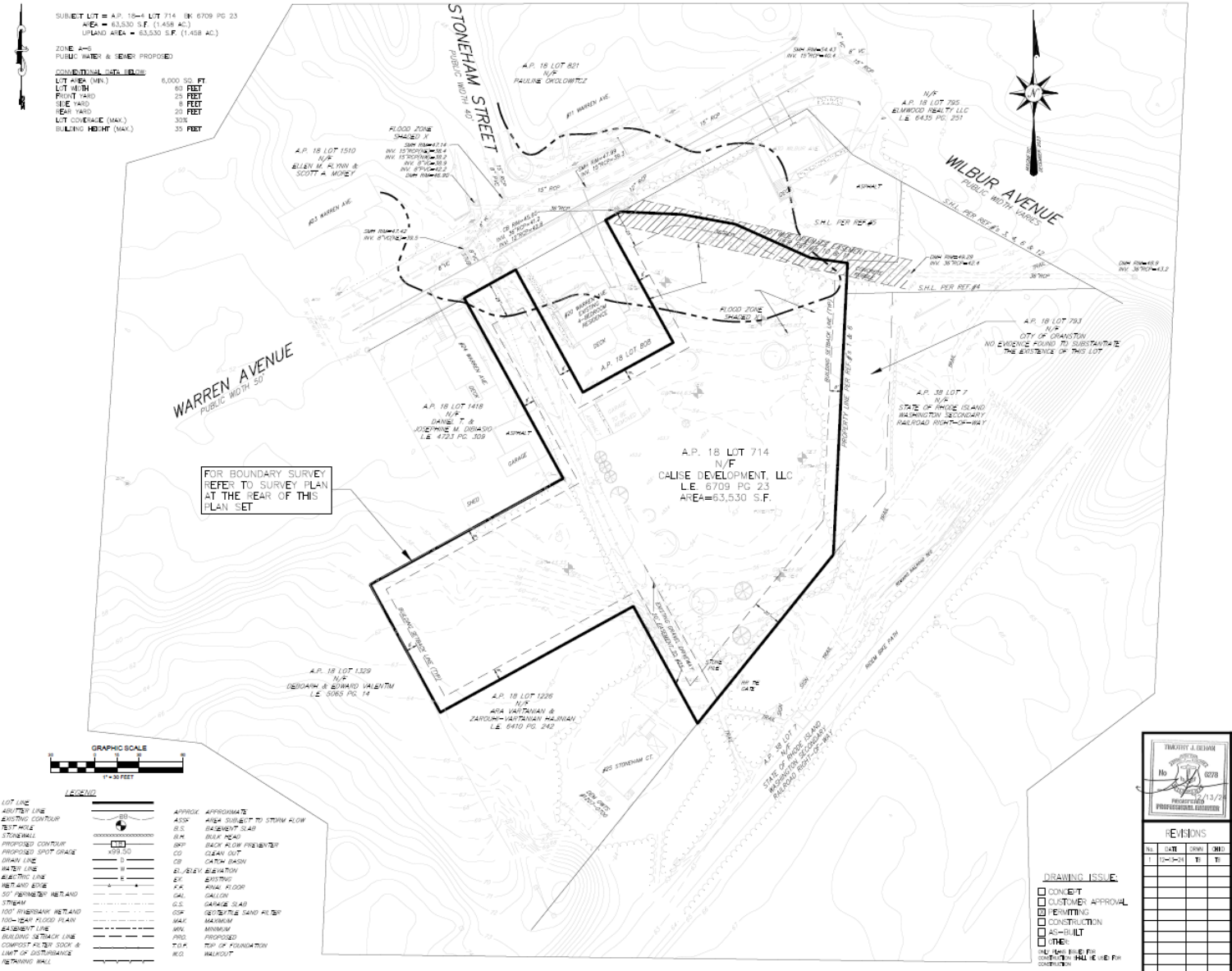
AERIAL VIEW

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



Stoneham Court & Warren Avenue – “Calise Development LLC Plat”
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Existing Conditions Plan



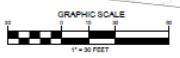
SUBJECT LOT = A.P. 18-1 LOT 714 (K 6709 PG 23)
 AREA = 63,530 S.F. (1,458 AC.)
 UPLAND AREA = 63,530 S.F. (1,458 AC.)

ZONE = A-4
 PUBLIC WATER & SEWER PROPOSED

CONVENTIONAL LISTS BELOW:

LOT AREA (MIN.) 6,000 SQ. FT.
 LOT WIDTH 30 FEET
 FRONT YARD 25 FEET
 SIDE YARD 8 FEET
 REAR YARD 25 FEET
 LOT COVERAGE (MAX.) 30%
 BUILDING HEIGHT (MAX.) 35 FEET

FOR BOUNDARY SURVEY
 REFER TO SURVEY PLAN
 AT THE REAR OF THIS
 PLAN SET



| LEGEND | |
|----------------------------------|-------------|
| LOT LINE | 4" PROPOSED |
| ADJUTER LINE | 4" PROPOSED |
| EXISTING CONTOUR | 4" PROPOSED |
| TEST HOLE | 4" PROPOSED |
| STONE WALL | 4" PROPOSED |
| PROPOSED CONTOUR | 4" PROPOSED |
| PROPOSED SPOT GRADE | 4" PROPOSED |
| GRAVEL LINE | 4" PROPOSED |
| WATER LINE | 4" PROPOSED |
| ELECTRIC LINE | 4" PROPOSED |
| NETLAND BOUND | 4" PROPOSED |
| 30' PERMITS NETLAND | 4" PROPOSED |
| STRAW | 4" PROPOSED |
| 100' PERMITS NETLAND | 4" PROPOSED |
| 100-YEAR FLOOD PLAIN | 4" PROPOSED |
| SEWER LINE | 4" PROPOSED |
| BOUNDARY LINE | 4" PROPOSED |
| COMPOST RESIDUE | 4" PROPOSED |
| LIMIT OF DISTURBANCE | 4" PROPOSED |
| NETLAND WALL | 4" PROPOSED |
| 4" APPROXIMATE | 4" PROPOSED |
| 4"50' AREA SUBJECT TO STORM FLOW | 4" PROPOSED |
| 8"5' BASEMENT SLAB | 4" PROPOSED |
| 8"6" BULK HEAD | 4" PROPOSED |
| 8"6" BACK ALLOW PREVENTER | 4" PROPOSED |
| 10" CLEAN OUT | 4" PROPOSED |
| 10" CATCH BASIN | 4" PROPOSED |
| 21" ELEV. ELEVATION | 4" PROPOSED |
| 24" ELEVATION | 4" PROPOSED |
| 24" FINAL FLOOR | 4" PROPOSED |
| 24" GALLON | 4" PROPOSED |
| 24" GARAGE SLAB | 4" PROPOSED |
| 24" 6" 2" 6" SAND FILL | 4" PROPOSED |
| 24" MAXIMUM | 4" PROPOSED |
| 24" MINIMUM | 4" PROPOSED |
| 24" PROPOSED | 4" PROPOSED |
| 24" TOP OF FOUNDATION | 4" PROPOSED |
| 24" WALKOUT | 4" PROPOSED |

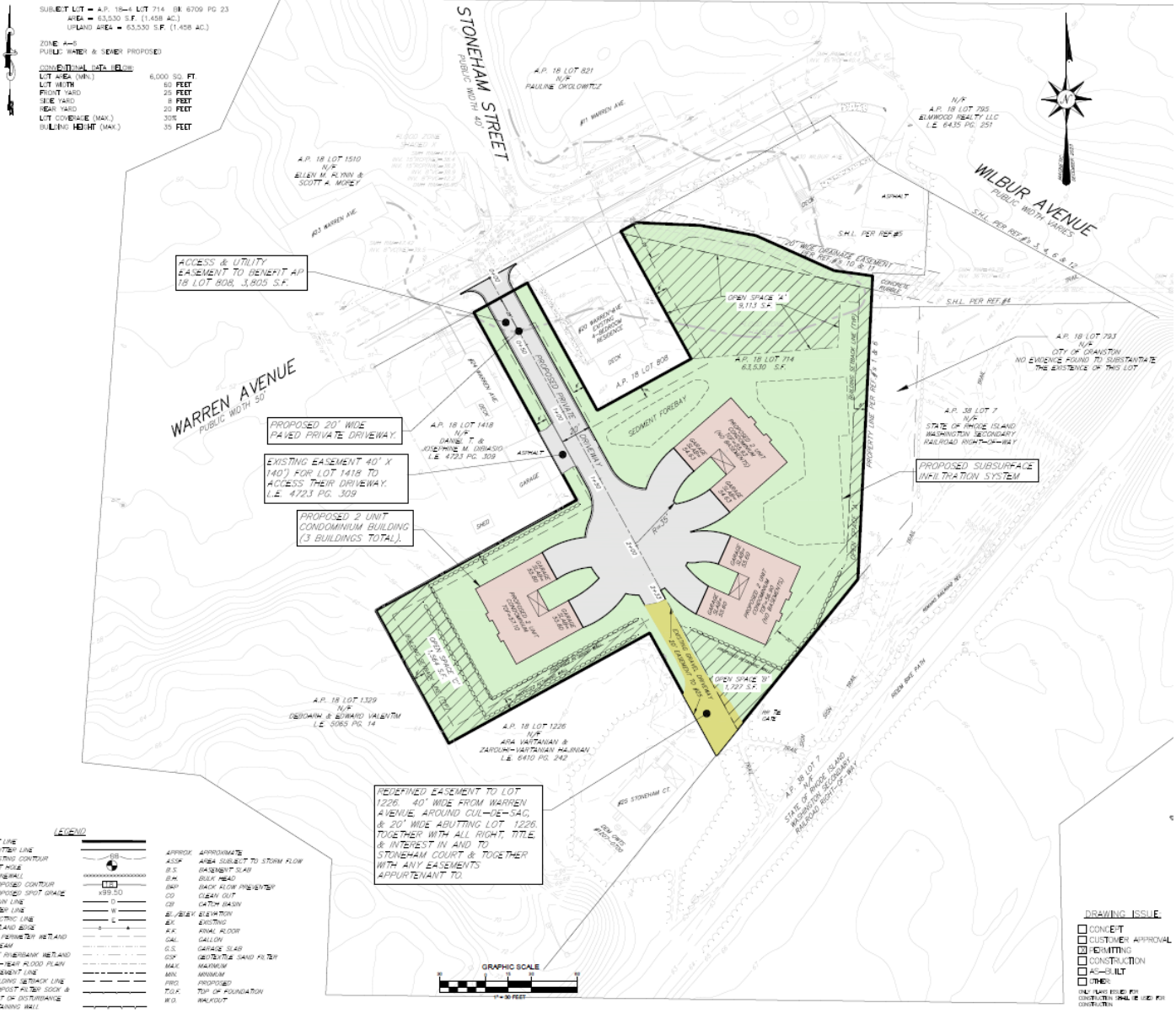
DRAWING ISSUE:

- COMPLETE
- CUSTOMER APPROVAL
- PERMITTING
- CONSTRUCTION
- AS-BUILT
- OTHER:

NO. 1465 FILE FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

| PROJECT & DESIGN | | | | |
|-----------------------|------|----|------|-------|
| No. 1465 | | | | |
| STATE OF WISCONSIN | | | | |
| PROFESSIONAL ENGINEER | | | | |
| REVISIONS | | | | |
| No. | Date | By | Rev. | Notes |
| 1 | | | | |

Proposed Plan



IV. Municipal Review

Pursuant to RIGL §45-23-37, these Plans and submitted documents were distributed for comment to the following agencies. Responses are as follows:

1. Department of Public Works

- a. Engineering Division: Mr. Frank Corrao, P.E., Acting Public Works Director, has reviewed the Proposal and did not provide commentary at this time.
- b. Traffic Safety Division: Mr. Steven Mulcahy has reviewed the Proposal and mentioned that the applicant must work with the Tax Assessor, the Fire Department, and the Department of Public Works to develop a proper address for the site to avoid confusion with the nearby Stoneham Street.
- c. Sewer Division: Mr. Edward Tally, Environmental Program Manager, forwarded an Availability of Sewer Service Letter from Veolia Water on August 30, 2024 which states that a 15" RCP sewer is available within Warren Avenue and a new sewer service lateral will be required if this development moves forward. Due to the proposal of a sewer main extension along Stoneham Court, Tally requested that the Applicant apply to DPW for sewer design review. The applicant has submitted the requested application and it is currently undergoing review. Final approval of the sewer design will be required prior to application for Final Plan review.
- d. Kent County Water Authority: The Applicant has provided a Water Availability Letter from KCWA which confirms the existence of a 6-inch Ductile Iron stub of water main heading down Stoneham Court.

2. Department of Building Inspection & Zoning Enforcement

- a. Mr. David Rodio, Building Official, has not provided commentary at this time.
- b. Mr. Stanley Pikul, Alt. Building Official, has reviewed the Proposal and did not provide commentary at this time.

3. Fire Department: Mr. James Woyciechowski, Fire Marshal has reviewed the Proposal and approved of the proposed location of the fire hydrant.

V. Planning Analysis

Consistency with the Comprehensive Plan

- The Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as "*Single Family Residential 7.26 To 3.64 Units Per Acre.*"
 - The Zoning Map and Ordinance designates the subject property as "*A-6 (Single-Family Residential, 6,000 sq. ft.)*."
 - The proposed use (two-unit townhouse in a residential planned development) is permitted by right in an A-6 zoning district.
 - The proposed density (4.11 units/acre) falls within the FLUM density designation of 7.26 to 3.64 units/acre.
- The Comprehensive Plan outlines goals, policies, and action items pertaining to residential development which Staff find support the approval of this Application, specifically:
 - Goal LU-6: Protect and stabilize existing residential neighborhoods.
 - Policy LU-18: Preserve the existing density of established neighborhoods.
 - Goal H-4: Promote housing opportunity for a wide range of household types and income levels.

- Policy H-1: Maintain zoning densities that reflect planned municipal service levels and natural resource constraints.
- Policy H-6: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

Consistency with the Surrounding Area

- The surrounding area is zoned almost entirely as A-6, with parcels within a 400' radius of the parcel being zoned C-2, or A-8.
- The connected neighborhood is largely comprised of single-family residences, but there are a handful of two-family and multifamily properties mixed in as well.
- The development will be set back from Warren Avenue and therefore the development should have minimal impact on the curbside aesthetic integration along Warren Avenue.

Environmental Impact

No significant environmental impacts are anticipated as:

- The Shaded X flood zone is outside of the project area and any drainage structures will be outside of that project area. Runoff will be contained on-site and therefore the impact on flooding on the area should be negligible.
- RIDEM's Natural Heritage Map shows that there are no known rare species or sensitive habitats located on or near the site.
- The drainage structures must compensate for the additional impermeable surfaces added to the site.
- The proposal is redevelopment of largely existing disturbed urban land, outside of a flood zone, and without wetlands on site.
- Removal of existing trees and landscaping will be compensated for with the proposed open space and installation of new street trees.

Parking and Traffic Circulation

- Each unit will provide a two-car garage with two additional spaces in the unit driveway in front of the garage leading to a total of four off-street parking spaces per unit, thereby far exceeding the off-street parking requirements.
- The proposed cul-de-sac provides the minimum required radius of 35'.
- The 20' wide driveway adheres to the minimum requirements and provides adequate width for two vehicles to pass each other and for emergency vehicles to enter the site.
- The addition of six housing units should only create a minimal impact on the surrounding traffic circulation.

Access to the Site and Fencing

- Access to the site will be achieved via an existing private driveway (Stoneham Court) which is proposed to receive a 20ft wide paved road. Access to 25 Stoneham Court at the rear of the property is to be maintained via a 20ft wide unpaved right-of-way via a permanent access easement.
- Access to rear parking lots for 20 and 24 Warren Avenue have been provided through permanent easements. The Final Plan shall depict the access point to the rear parking lot of 20 Warren Avenue.
- Upon review of the Fire Marshal, no issues for emergency vehicle access have been found.

- No fencing is proposed at this time.

VI. Interests of Others

None to Report.

VII. Additional Matters

None to Report.

VIII. Waivers

The Applicant is requesting a waiver from Section X.B.16 of the Subdivision Regulations requiring installation of curbing along all streets.

Staff recommend the approval of this waiver due to the following reasons:

- A lack of curbing would be consistent with the existing surrounding development, as there are no curbs on that stretch of Warren Avenue.
- The development has minimal, disconnected frontage, therefore the limited amount of curbing that would be installed would equally disconnected and minimal.

IX. Findings of Fact

An orderly, thorough, and expeditious technical review of this Master Plan has been conducted. Property owners within a 100' radius have been notified via certified mail, return receipt requested and the meeting agenda has been properly posted.

Staff has reviewed this Master Plan application for conformance and consistency with the required Findings of Fact in accordance with RIGL § 45-23-60 as well as the Subdivision & 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 plan and/or has satisfactorily addressed the issues where there may be inconsistencies.”

- The Proposal is consistent with the goals and policies of the Comprehensive Plan and the Comprehensive Plan’s Future Land Use Map designation of “Single Family Residential 7.26 To 3.64 Unit Per Acre.”

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.”

- The Proposal is in compliance with all zoning standards and will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance.

*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.” (emphasis added)*

- Significant cultural, historic or natural features that contribute to the attractiveness of the community have not been identified on site.
- This finding pertains specifically to the Final Plan, however, no significant environmental impacts are anticipated.
- The Proposal remains outside of any flood zones. No wetlands are known to be on the subject lot.
- The Proposal will be subject to all state and local regulations pertaining to environmental impacts, wetlands, and erosion control.

- The Rhode Island DEM's November 2018 Natural Heritage map shows that 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.”

- The Proposal 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.
- The design and location of building lots, utilities, drainage, and other improvements will conform to local regulations for mitigation of flooding and soil erosion.

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.”

- The Proposal will have adequate permanent physical access to Warren Avenue, a public city street. The proposed access easement will provide 25 Stoneham Court continuous access to Warren Avenue as well.
- The Proposal provides for safe and adequate local circulation for vehicular traffic.

X. Recommendation

Staff finds this Proposal generally consistent with the Comprehensive Plan, the Zoning Ordinance, and the standards for required Findings of Fact set forth in RIGL § 45-23-60.

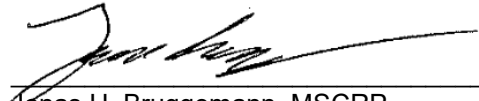
Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and **APPROVE** the Preliminary Plan submittal subject to the conditions denoted below.

XI. Recommended Conditions of Approval

The Final Plan submittal shall be subject to the following:

1. All outside approvals from relevant state and local agencies shall be provided, in particular a letter of approval from the Department of Public Works for the sewer design plan and written approval from the Cranston Fire Department and Kent County Water Supply Board of the design and location of the proposed fire hydrant.
2. The access easement for 20 Warren Avenue and the grading of said property's driveway must be depicted on the Final Plan.
3. Curb-to-curb pavement restoration shall occur as needed in accordance with and to the satisfaction of the Department of Public Works.
4. Payment of the Eastern Cranston Capital Facilities Development Impact Fee of \$3560.76.

Respectfully Submitted,



Jonas U. Bruggemann, MSCRP
Senior Planner / Administrative Officer

Cc: City Planning Director
File