CITY PLANNING DEPARTMENT

Memorandum – Unified Development Review

To: City Plan Commission
From: Brianna L. Valcourt, M.Arch; Senior Planner
Date: October 26, 2026
RE: "**1489 Pippin Orchard Road"** – Minor Subdivision with Zoning Relief

Recommendation: Approval of the proposed subdivision with the requested zoning relief.

I. General Information

Owners:	Voltealo, LLC & Pippin Orchard Investors, LLC
Applicant:	Theodore Rampini
Representative:	Stephen Antonucci, of Anthony DeSisto Law Associates, LLC
Location:	Pippin Orchard Road
Zoning:	A-80 (Single-Family Residential 80,000SF)
Future Land Use Map:	Single Family Residential Less Than 1 Unit Per Acre
Neighborhood:	Western Cranston
Application Type:	Minor Subdivision
Stage of Review:	Preliminary Plan – Unified Development Review

Proposal

The applicant is proposing to reconfigure two (2) existing lots into two (2) residential lots that conform in lot size per the A-80 standard lot area. The subdivision will require the City Plan Commission to grant a dimensional variance for both lots to have zero (0) street frontage on Pippin Orchard Road. Lot 1 is proposed for single-family development on a 3.2-acre lot with 80,082 square feet of suitable land and Lot 2 will remain with the existing single-family home on a 3.0-acre lot with 92,928 square feet of suitable land.

17.20.120 Schedule of Intensity Regulations

Lot 1

Standard	Required	Existing	Proposed	Relief Sought
Frontage/width	200 ft	0 ft	0 ft	200 ft

Lot 2

Standard	Required	Existing	Proposed	Relief Sought
Frontage/width	60 ft	0 ft	0 ft	200 ft

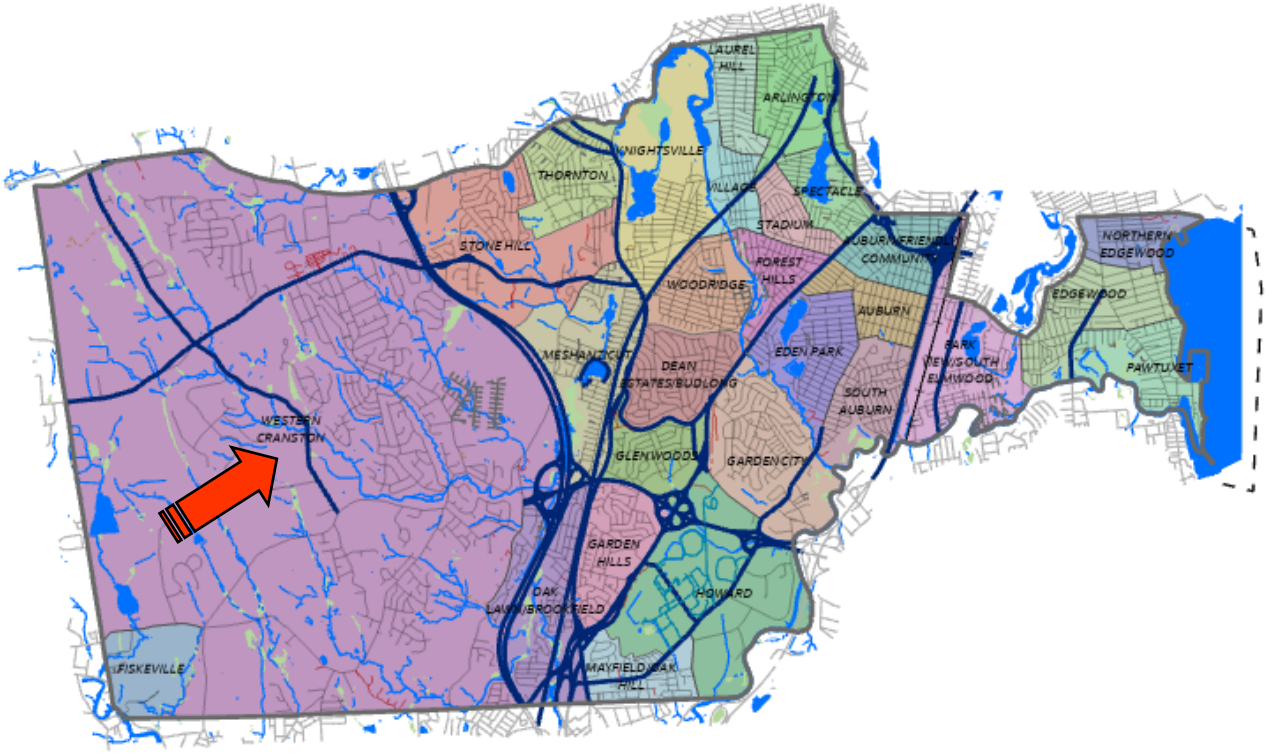
II. Surrounding Land Use & Context

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

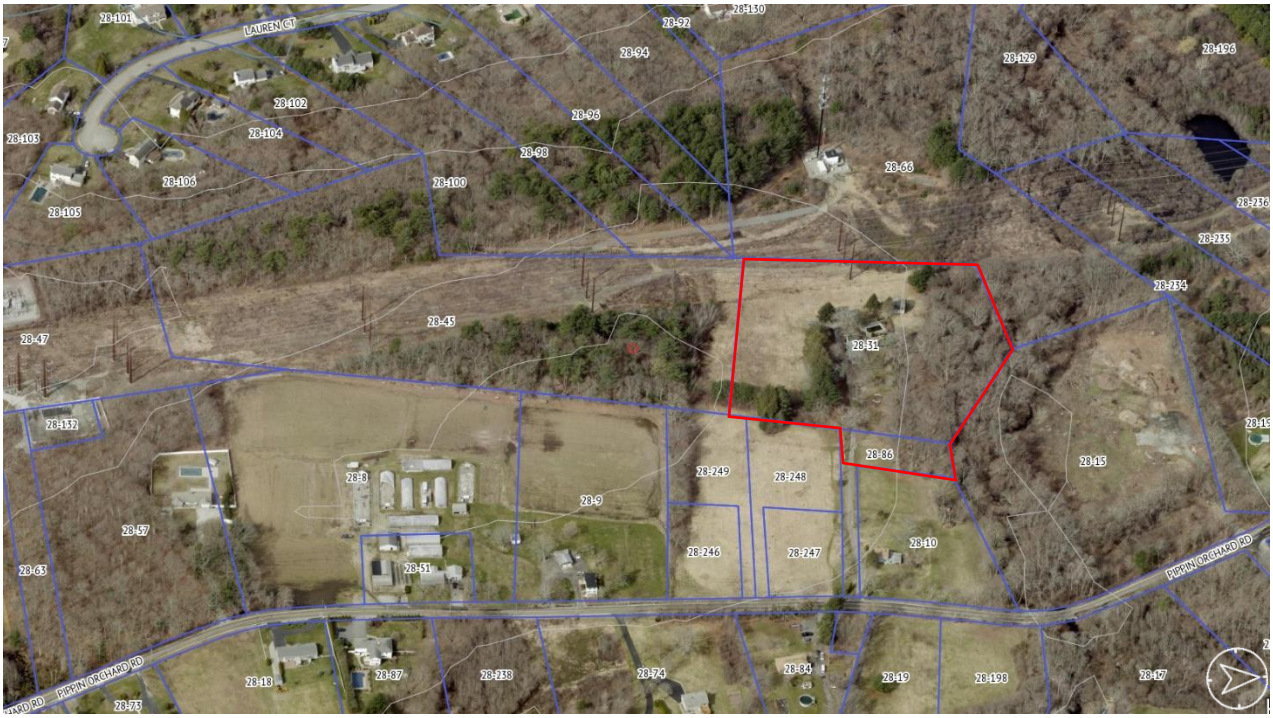
1. The subject property is located north of Laten Knight Road and along the western side of Pippin Orchard Road.
2. There is a gas and electric easement within the western edge of AP 28 Lot 31. There is an electric and right of way easement adjacent to the easterly side of AP 28 Lot 31. The existing driveway for AP 28 Lot 31 will remain within the access easement providing a shared access drive to the proposed lots.

3. The subject property is south of FEMA Flood Zone A and Furnace Hill Brook which requires a buffer zone width of 150 feet. There are wetlands within the northern side of the property that require a buffer zone width of 75 feet and wetlands within the southern end of the property that require a buffer zone width of 50 feet.
4. The surrounding area is predominately farm-forest and single-family residences.
5. The site has a total area of approximately 7.82 acres and proposes maintaining a single-family dwelling, while constructing one new single-family dwelling within the A-80 zone.
6. The existing home is serviced by the home's private well and OWTS which will remain as is. The proposed single-family home will be serviced by the newly proposed private well and OWTS.
7. The proposed limit of disturbance is located outside of these wetland buffers and therefore avoids wetland and buffer disturbance. Since jurisdictional wetland areas are located on the subject property, a RIDEM Wetlands application will be submitted for review. The wetlands were delineated and flagged by Avizinis Environmental Services Inc. on 4/27/2022.
8. The subject property is outside of any identified historic / cultural districts under the jurisdiction of the Local Historic District Commission, State Historical Preservation Commission, State, or National Registers of Historic Places.
9. All proposed disturbance is located in FEMA Flood Zone X (unshaded). Zone X (Unshaded) designates an area of minimal flood hazard. There is a small area of Zone A (areas of 100-year base flood elevations and flood hazard factors not determined) along the northern boundary of Lot 31 near Furnace Hill Brook per FEMA Flood Insurance Rate Map 44007C0294H, Map Revised October 2, 2015.

LOCATION MAP



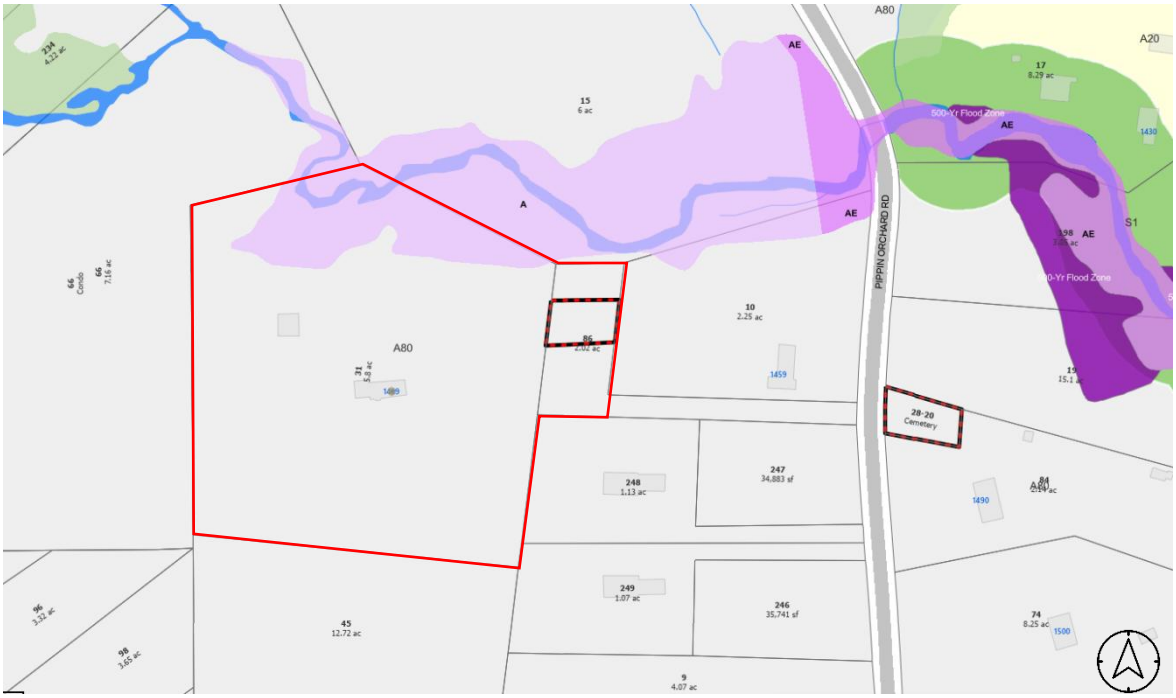
3D AERIAL VIEW



AERIAL VIEW



ZONING MAP



FUTURE LAND USE MAP



GOOGLE EARTH VIEW



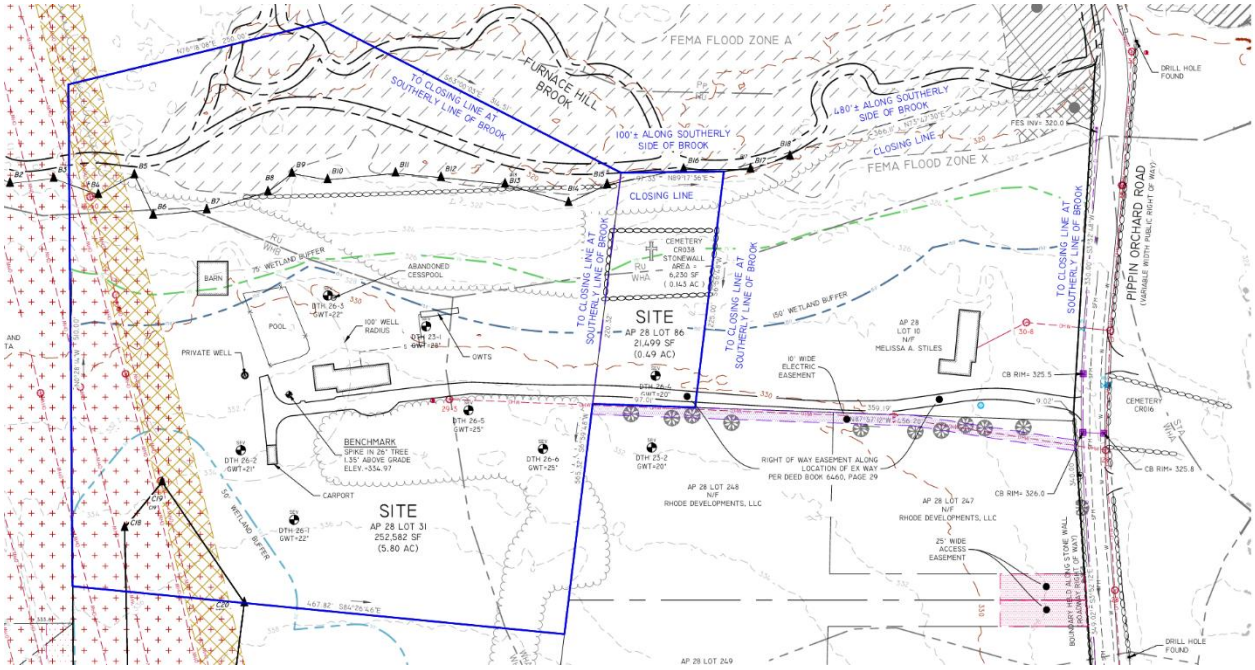
STREET VIEWS



Views from Pippin Orchard Road (Google, 2025)

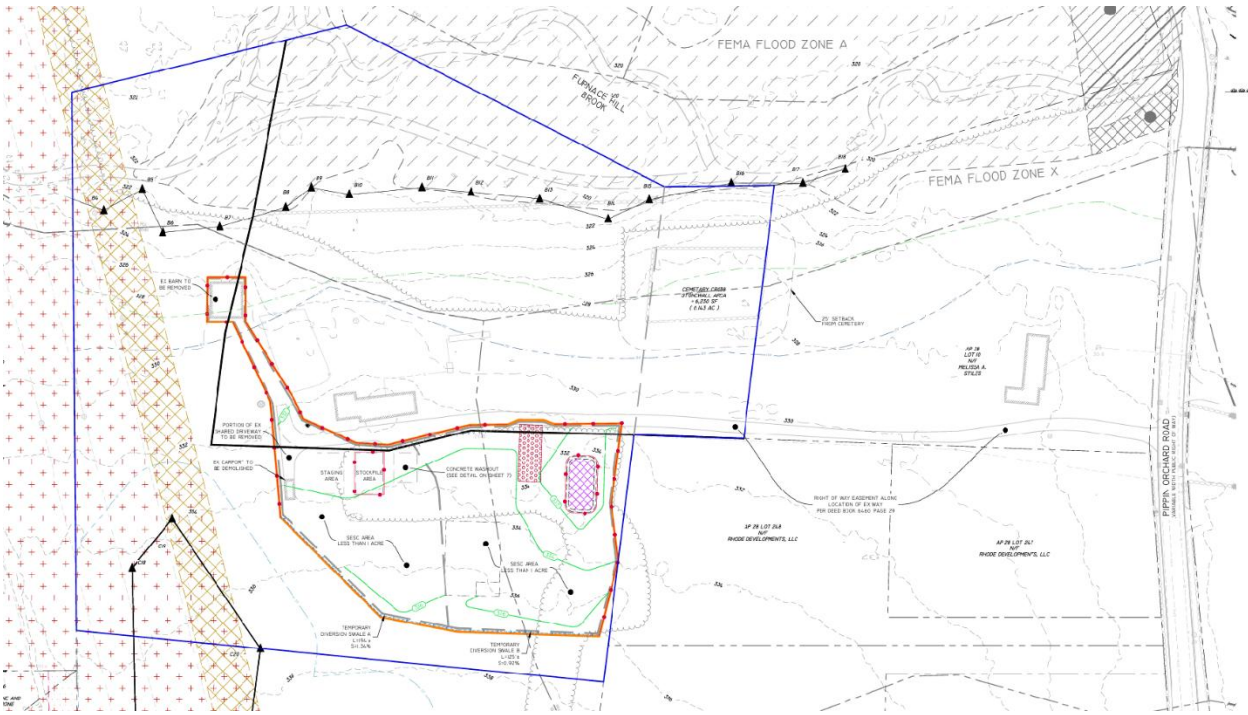
EXISTING CONDITIONS: SITE PLAN

Image cropped and zoomed, full site plan posted online in Application Materials



PROPOSED CONDITIONS: SITE PLAN

Image cropped and zoomed, full site plan posted online in Application Materials



III. Requested Waivers

Preliminary Plan Checklist Items

The applicant requests waivers from the following Checklist Items: D.21 Landscape Plans, D.22 Lighting Plans, D.23 Signage Plans, F.1 Renderings, and F.22 Traffic Study.

Proposed Conditions Plan(s)

- D.21 Landscape Plans:
  - No streetscape improvements, common open space, or significant landscaping features are proposed, and existing vegetation will be preserved to the maximum extent practicable.
    - **For minor subdivisions and land development projects, landscaping treatments may be integrated into the overall site plan.**
    - **D.21 Landscape Plans are not included in the staff's recommendation because a separate landscape plan is only required upon request by the Commission, at the preliminary plan stage.**
- D.22 Lighting Plans:
  - No new site lighting is proposed as part of the subdivision.
    - **D.22 Lighting Plans are not included in the staff's recommendation because there is no lighting proposed, therefore the checklist item is not applicable to this project.**
- D.23 Signage Plans:
  - The proposed project consists solely of a minor subdivision creating one additional residential lot and does not include any new signage.
    - **D.23 Signage Plans are not included in the staff's recommendation because there is no signage proposed, therefore the checklist item is not applicable to this project.**

Supporting Materials

- F.1 Renderings:
  - The submitted plans provide sufficient detail regarding the proposed subdivision and associated improvements, including the proposed single-family residence. In consideration of the project's nature, renderings are not provided as part of this application.
    - **F.1 Renderings are not included in the staff's recommendation because renderings are only required upon request and were not requested by staff, therefore the checklist item is not applicable to this project.**
- F.22 Traffic Study:
  - The proposed subdivision creates only one additional single-family residential lot and is anticipated to generate a negligible increase in traffic. Access will be provided via the existing shared driveway connection to Pippin Orchard Road, and no measurable impact to the surrounding roadway network is expected.
    - **F.22 Traffic Study is not included in the staff's recommendation because a traffic study is only required upon request and was not requested by staff, therefore the checklist item is not applicable to this project.**

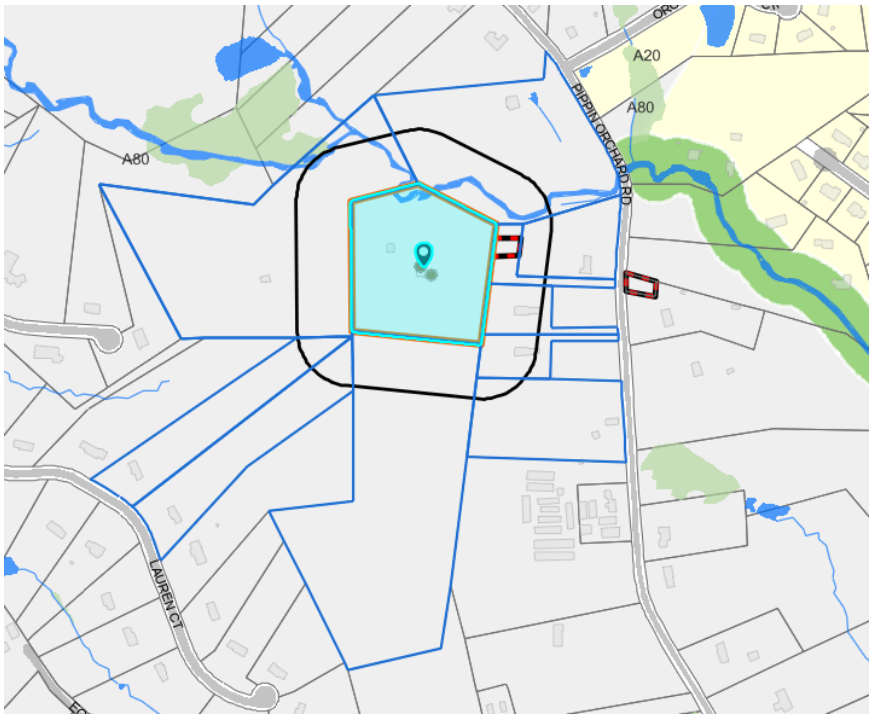
IV. Public Comments

None to Report.

V. 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., Public Works Director: Review completed with no comments.
   b. Traffic Safety Division: Mr. Stephen Mulcahy: Review not completed.



2. Department of Building Inspection & Zoning Enforcement**:** Mr. Stanley Pikul, Building Official: Review completed with no comments.

3. Fire Department: Mr. Armand Niquette: Review completed with no comments.

VI. Planning Analysis

Consistency with the Surrounding Area

Staff has reviewed this Application in consideration of the compatibility with the character of the surrounding area. Planning Staff have found that the proposal is **consistent** with the surrounding area. The proposed lot layout matches the adjacent lots regarding lot size. While nonconforming lot frontage is not prevalent in the surrounding area, the nonconforming frontage is an existing condition and will not be visually dominant or adversely affect the established character of the surrounding area. While lot frontage is non-conforming for the existing single-family dwelling and proposed as non-conforming for the additional single-family dwelling, the proposal would create residential lots that are largely in character with the surrounding lots.

200ft Radius Map: Defining the "Surrounding Area"

Consistency with the Comprehensive Plan

- The proposal is **consistent** with the Comprehensive Plan's Future Land Use Map designation of "Single Family Residential Less Than 1 Unit Per Acre".
    - The existing subject parcel has a density of 0.18 U/a.
    - The proposed subject parcels have a density of 0.26 U/a.
- Staff find that the following goal and policies outlined in the Comprehensive Plan pertaining to residential development **support** the approval of this Application:
    - **Goal H-1:** Ensure that future residential development in Western Cranston is consistent with the capacity of the area's natural resources and infrastructure, and preserves community character.
        - **Policy H-1:** Maintain zoning densities that reflect planned municipal service levels and natural resource constraints.
    - **Goal H-2:** Permit a variety of residential development types to achieve multiple community objectives.

        - **Policy H-3:** Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
        - **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.
    - **Goal H-5:** Conserve resources in new subdivisions.
    - **Goal LU-1:** Preserve the rural quality and critical resources of Western Cranston through appropriate land use controls.
        - **Policy LU-1:** Promote residential land use patterns that concentrate and compact development and maintain significant percentage of open space.

Parking and Traffic Circulation

- There is an existing right of way easement adjacent to the easterly side of AP 28 Lot 31 where the existing driveway for AP 28 Lot 31 will remain. The existing driveway for the single-family dwelling located at 1489 Pippin Orchard Road is proposed as a shared access drive to the existing and new development.
- A new 12-foot-wide private driveway is proposed to extend from the existing shared access drive to the proposed dwelling on Lot 1.
- No new public roadway or improvements to the existing access driveway are proposed.

Zoning Analysis

- The proposal intends to subdivide an existing oversized lot to create two lots within the A-80 Zone. The proposed subdivision would require a variance for intensifying a pre-existing nonconformity by allowing the creation of a new residential lot to also have a nonconforming condition of 0-ft of frontage along Pippin Orchard Road where 200-ft is required.
- This request for dimensional relief is dictated by the shape of the lot and being landlocked. Despite its unique characteristics, the lots do provide adequate physical and permanent physical access to a public street via a shared driveway [RIGL § 45-24-41(d)(1)].
- Granting relief would permit one additional conforming use on the property which is consistent with Goal H-1, Goal H-2, Goal H-5, Policy H-1, Policy H-3, Policy H-6, Goal LU-1 and Policy LU-1 of the Comprehensive Plan. The general character of the surrounding area is residential and granting the variance would overall create residential lots that generally conform with the Zoning Ordinance and show general consistency with the surrounding A-80 zoned lots. The proposal will also not impair the general purposes listed in §17.04.010 of the Zoning Ordinance [RIGL § 45-24-41(d)(3)].
- Provided that the proposed lots meet all but one-dimensional standard of the A-80 zone and are able to provide adequate access and dedicated area for a stormwater management for the proposed residential development, the denial of the variance would be more than a mere inconvenience [RIGL § 45-24-41(e)(2)].

Summary

Planning Staff find that the project meets all standards for approval of the requested variances and subdivision standards. The proposal is generally consistent with the Comprehensive Plan's Future Land Use Map designation of "Single Family Residential Less Than 1 Unit Per Acre" and supports Goal H-1, Goal H-2, Goal H-5, Policy H-1, Policy H-3, Policy H-6, Goal LU-1 and Policy LU-1 by providing additional residential development while maintaining compatibility with planned densities, allowing flexible development standards, and contributing to a varied housing stock while minimizing impact in Western Cranston. The requested dimensional relief is limited to frontage deficiencies resulting from the existing lot's pre-existing landlocked configuration and will not adversely affect the character of the surrounding area or the intent of the Zoning Ordinance. The proposal provides adequate access and circulation for the proposed residential development.

VII. Findings of Fact

Variance Standards

The requested dimensional relief displays conformance and consistency with the required Findings of Fact in accordance with RIGL §45-23-50.1, § 45-24-41 and § 45-24-46.4 as well as Section VII of the Subdivision & Land Development Regulations as follows:

RIGL § 45-24-41. General provisions – variances. (d)(1) states, "That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(a)(16);"

- The hardship from which the applicant seeks relief arises from the unique way the subject lots are landlocked with no existing street frontage.
- The hardship from which the applicant seeks relief is not due to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant.

RIGL § 45-24-41. General provisions – variances. (d)(3) states, "That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based."

- The general character of the surrounding area is residential, and the proposed subdivision will maintain that established residential character by creating one additional residential lot within the A-80 Zone.
    - Although the subdivision will result in two residential lots with nonconforming frontage, the proposed development will remain generally consistent with the existing residential development pattern.
- The requested relief will not impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan upon which the ordinance is based.
    - The proposal will continue to provide residential development largely consistent with the A-80 Zone and will not introduce a use, density, or development pattern that is largely inconsistent with the surrounding area.
    - The dimensional relief for lot frontage results from the unique configuration of the subject parcel being landlocked.
    - The dimensional relief for street frontage is supported by the ability to maintain compliance with the Zoning Ordinance for the required minimums of setbacks, suitable land area, and off-street parking.

RIGL § 45-24-41. General provisions – variances. (e)(2) states," In granting a dimensional variance, that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The fact that a use may be more profitable or that a structure may be more valuable after the relief is granted is not grounds for relief. The zoning board of review, or, where unified development review is enabled pursuant to § 45-24-46.4, the planning board or commission has the power to grant dimensional variances where the use is permitted by special-use permit."

- Provided that the proposed lots meet all but one-dimensional standard of the A-80 Zone and are able to provide adequate access and dedicated area for a stormwater management for the proposed residential development, the denial of the variance would be more than a mere inconvenience meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted.

Subdivision Standards

This Preliminary Plan application displays conformance and consistency with the required Findings of Fact in accordance with RIGL § 45-23-60 as well as the Subdivision & Land Development Regulations 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 **generally consistent** with the Comprehensive Plan's Future Land Use Map designation of "Single Family Residential Less Than 1 Unit Per Acre" as well as the following goals and policies of the Comprehensive Plan:
    - **Goal H-1:** Ensure that future residential development in Western Cranston is consistent with the capacity of the area's natural resources and infrastructure, and preserves community character.
        - **Policy H-1:** Maintain zoning densities that reflect planned municipal service levels and natural resource constraints.
    - **Goal H-2:** Permit a variety of residential development types to achieve multiple community objectives.
        - **Policy H-3:** Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
        - **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.
    - **Goal H-5:** Conserve resources in new subdivisions.
    - **Goal LU-1:** Preserve the rural quality and critical resources of Western Cranston through appropriate land use controls.
        - **Policy LU-1:** Promote residential land use patterns that concentrate and compact development and maintain significant percentage of open space.

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 or has obtained relief from the same, or another provision of this chapter that exempts compliance with a specific provision or standard."

- The proposal requires and seeks dimensional zoning relief for substandard frontage/lot width for both the existing and newly proposed lots, which if granted, will establish compliance with the standards and provisions 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)*

- This finding pertains specifically to the Final Plan; however, no significant environmental impacts are anticipated as:
    - The proposal is located outside of the floodplain.
    - The proposal will be subject to all state and local regulations pertaining to environmental impacts, wetlands, and erosion control.
        - The proposed limit of disturbance is located outside of these wetland buffers and therefore avoids wetland and buffer disturbance. Since jurisdictional wetland areas are located on the subject property, a RIDEM Wetlands application will be submitted for review. The wetlands were delineated and flagged by Avizinis Environmental Services Inc. on 4/27/2022.

- Stormwater management rain gardens are shown on the proposed plan for the new impervious roof areas.
- RIDEM's natural heritage map shows that there are no known rare species or sensitive habitats located on or near the site.
- The RIDEM environmental resource map shows that there are no regulatory overlays in the project area.

- No new uses or structures are proposed that would create any significant environmental impacts.

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.

RIGL § 45-23-60. Procedure – Required findings. (a)(5) states, "All proposed land developments and all subdivision lots have adequate physical and permanent physical access to a public street unless there are local zoning ordinance provisions allowing exceptions to this requirement or the applicant has obtained the required relief from this provision."

- All lots in this proposal will have adequate physical and permanent physical access to a public city street.
- The proposal provides for safe and adequate local circulation for vehicular traffic.

VIII. 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 § 45-24-41, RIGL § 45-23-60 and Section III(L) of the Subdivision & Land Development Regulations.

Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and ***APPROVE*** the Preliminary Plan submittal under Unified Development Review with the following variances.

Variances

- **Lot 1:** The applicant is requesting a dimensional variance from Section 17.20.120 – Schedule of Intensity Regulations to allow **0 feet of lot frontage/width** where **200 feet** is required.
- **Lot 2:** The applicant is requesting a dimensional variance from Section 17.20.120 – Schedule of Intensity Regulations to allow **0 feet of lot frontage/width** where **200 feet** is required.

Respectfully Submitted,

Brianna L. Valcourt
Brianna L. Valcourt, M.Arch
Senior Planner/Administrative Officer

Cc: City Planning Director
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