

CRANSTON CROSSING
MPD - Mixed Use Planned District Alteration
In accordance with the Cranston Zoning Ordinance

NARRATIVE OUTLINE
To Accompany Application for MPD District Alteration for
A.P. 15-1, Lots 8 & 9
Situated at
1000 New London Ave
Cranston, Rhode Island

Applicant:
COASTAL PARTNERS, LLC.
P.O. Box 5481
Beverly Farms, MA

November 12, 2020
PN 7268-00

SECTION 1 - INTRODUCTION

The Cranston Crossing project (Project) is a commercial redevelopment of properties contained within an existing MPD Mixed Use Planned District (MPD) situated at 1000 New London Avenue, in the southeastern portion of the City. The 55-acre property is bounded by New London Avenue (Route 2) to the west, Howard Avenue to the north, RI State land and facilities (Pastore Center) to the east, and residential properties to the south. The lots are identified by the City of Cranston Tax Assessor's as Map 15-1, Lots 8 and 9. Copies of City zoning map and a map indicating properties located within 400' of the Project are attached.

A major component of the Project is the preservation of 18.0 acres of open space on Parcel 4, to be gifted (deeded) to the City of Cranston for open space and public recreational use. Further, an additional 3.28 acres of open space is designated on Parcel 1.

The current use of the site is as a commercial recreation facility comprised of mini golf, a driving range, clubhouse, parking and other accessory components, which is owned and operated by Mulligan's Island LLC. The Applicant, Coastal Partners, LLC., seeks a major alteration to this existing MPD in order to accommodate the new commercial development, and open space and public recreational use, of the Project within the district.

In accordance with the requirements of section 17.100.040(B)3 of the City of Cranston Code of Ordinances, the Applicant submits this Narrative Outline to accompany the zoning modification application for the Project.

SECTION 2 - PROPOSED DEVELOPMENT SUMMARY

The primary commercial element of Cranston Crossing is a new large-scale retail facility (wholesale club) proposed on the central portion of the property. This portion of the redevelopment also includes a fueling station.

Additional smaller scale commercial elements are proposed to be added north and south of that primary user. Development to the north will consist of two undetermined commercial/retail/restaurant uses along the eastern side of New London Avenue (Route 2), as well as a fast food establishment with drive thru service on the southeast corner of the intersection of New London Ave and Howard Avenue. Another smaller scale commercial zone is also proposed on the south end of the Project to transition to adjacent city owned properties.

Parcel 4 will be gifted to the City of Cranston for open space and public recreational use.

The existing cemetery on the property will be relocated to Parcel 4 as specified on the Final Overall District Plan (FODP).

Two (2) communications towers also exist on the site, which will remain. As depicted on the FODP, one (1) such tower will be relocated to Parcel 5, and one (1) such tower will remain in its current location.

To accommodate the Cranston Crossing redevelopment, a new 3-way signalized intersection is proposed along New London Ave opposite Brayton Avenue, such intersection being designed so as to prevent traffic leaving the Project to access Brayton Avenue (i.e. such traffic must proceed either north or south on New London Avenue).

The Project location, fronting a state highway and surrounded by a major complex of state facilities, is well suited for the proposed mixed-use development. The mix of large and small scale retail envisioned for the Project are consistent with mix of land uses within the surrounding areas. The Project will create significant construction and permanent employment opportunities and tax revenue for the City and represents a substantial benefit to the community.

The site is already developed as a commercial operation with available public sewer and water services.

SECTION 3 - NARRATIVE OVERVIEW

3.1 LAND USE ALLOCATION

The Applicant requests a modification of the existing Mixed Use Planned Development (MPD) zoning to allow for a mix of commercial uses, as well as significant open space, in accordance with the FODP and in accordance with the provisions of the City of Cranston's Code of Ordinances, Chapter 17.100 'MPD Mixed Use Planned Districts' as follows:

Parcel 1:

Institutional, Open Space/Recreational, and Business uses consistent with the City of Cranston's Code of Ordinances, Chapter 17.20.03 – Schedule of uses within the C-4 zoning district shall be allowed on Parcel 1. Parcel 1 also includes 3.28 acres of land designated as open space to preserve a significant buffer between the commercial development and adjacent residential properties.

Parcel 2:

Institutional, Open Space/Recreational, and Business uses consistent with the City of Cranston's Code of Ordinances, Chapter 17.20.03 – Schedule of uses within the C-4 zoning district shall be allowed on Parcel 2.

Parcel 3:

Institutional, Open Space/Recreational, and Business uses consistent with the City of Cranston's Code of Ordinances, Chapter 17.20.03 – Schedule of uses within the C-4

zoning district shall be allowed on Parcel 3.

Parcel 4:

This 18.0 acre parcel shall be gifted to the City for use as open space and public recreational use. The deed to the City for Parcel 4 shall reserve to the Applicant a utility easement and access easements to Parcel 5 and the relocated cemetery.

Parcel 5:

A communications antennae shall be allowed on Parcel 5.

3.2 UTILITY SERVICE IMPACTS

The subject site and surrounding areas are currently provided with sewer, water, gas and electric utility services.

3.3 TRAFFIC IMPACTS

The proposed development and related improvements shall comply with all requirements of the 'City Plan Commission Policy for Traffic' of the City of Cranston. The Applicant has submitted a Traffic Impact Study, such Study concluding that the Project have adequate and safe access to a public street, and will not have an adverse impact on public safety and welfare.

3.4 TIMING AND PROJECT COMPLETION

No building in the Project shall receive a temporary or permanent Certificates of Occupancy until the substantial completion (as determined by the City Plan Commission and/or Rhode Island Department of Transportation) of the traffic improvements materially as shown on the FODP.

3.5 PROJECT ASPECTS AND CITY BENEFITS

As the subject property is currently seasonally operated, the introduction of additional commercial enterprise will be of substantial benefit to the City of Cranston. These benefits will most notably include a substantially larger amount of employment opportunities and tax revenue than this property is able to provide under existing conditions.

The donation to the City of 18.0 acres of land for open space and public recreational use presents a significant benefit and unique opportunity for the City to advance its efforts to preserve open space, and provide recreational facilities to the citizens of Cranston, without any outlay of taxpayer funds. Moreover, this substantial parcel of land shall present a significant buffer between the proposed development and existing residential properties.

SECTION 4 - DEVELOPMENT STANDARDS

4.1 FRONTAGE AND SETBACKS

Frontage and setback requirements shall be as set forth on the FODP.

4.2 MAXIMUM LOT COVERAGE

Overall lot coverage for the Project shall be as set forth on the FODP.

4.3 BUILDING HEIGHT

All buildings within the Project shall not exceed thirty-five (35) feet in height. The following height restriction shall not apply to communications antennae.

4.4 BUILDING SPACING

The minimum distance between buildings shall be as set forth on the FODP.

4.5 DRAINAGE

The Project shall provide for the adequate drainage of all surface waters in accordance with Chapter 15.28 of the City Code. Any drainage facility shall conduct water to an approved location and in a manner approved by the Director of Public Works.

4.6 BUFFERS

Buffers shall be as shown on the FODP.

4.7 PARKING AND LOADING

Parking and loading requirements shall be as set forth on the FODP.

4.8 SIGNAGE

Signage requirements for each Parcel shall be approved by the City Plan Commission in the event an applicant seeks Major Land Development approval for such Parcel.

4.9 LIGHTING

Proposed lighting for each Parcel shall be approved by the City Plan Commission in the event an

applicant seeks Major Land Development approval for such Parcel.