

City Planning Department



Memo

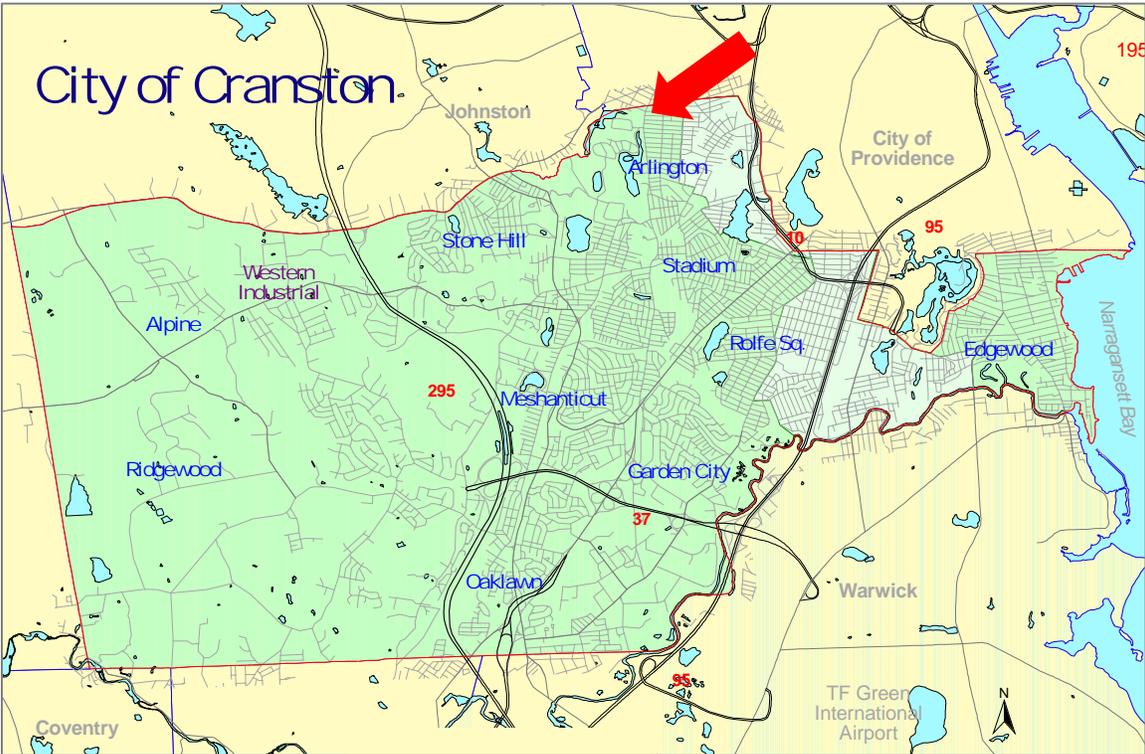
To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician
Date: October 28, 2022
Re: **Dimensional Variance @ 0 Farmington Ave**

Owner/App: Heidi C. Paz
Location: 0 Farmington Avenue, AP 8, Lot 1022
Zone: B-1 (Single-family dwellings on 6,000 ft² minimum lots)
FLU: Single- and Two-Family Residential less than 10.89 units/acre

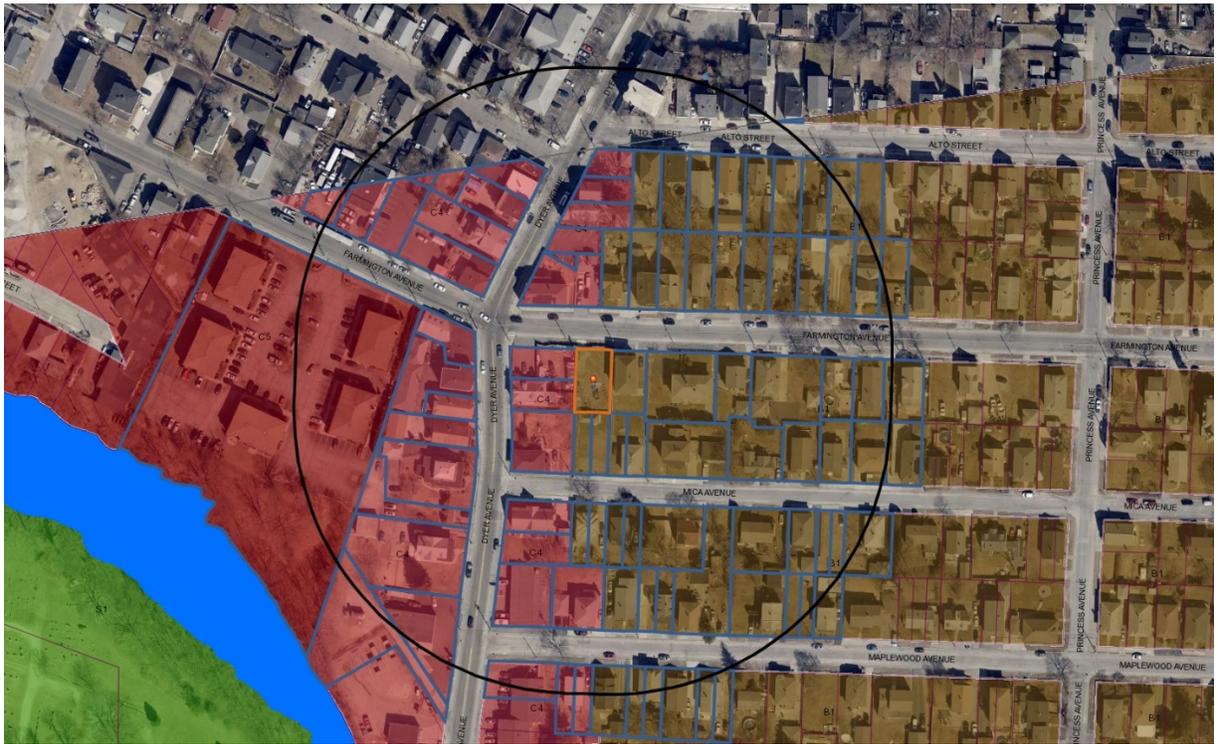
DIMENSIONAL VARIANCE REQUEST:

- 1. To secure relief to construct a single-family dwelling on an undersized lot with reduced lot frontage. [17.20.120 – Schedule of Intensity Regulations]

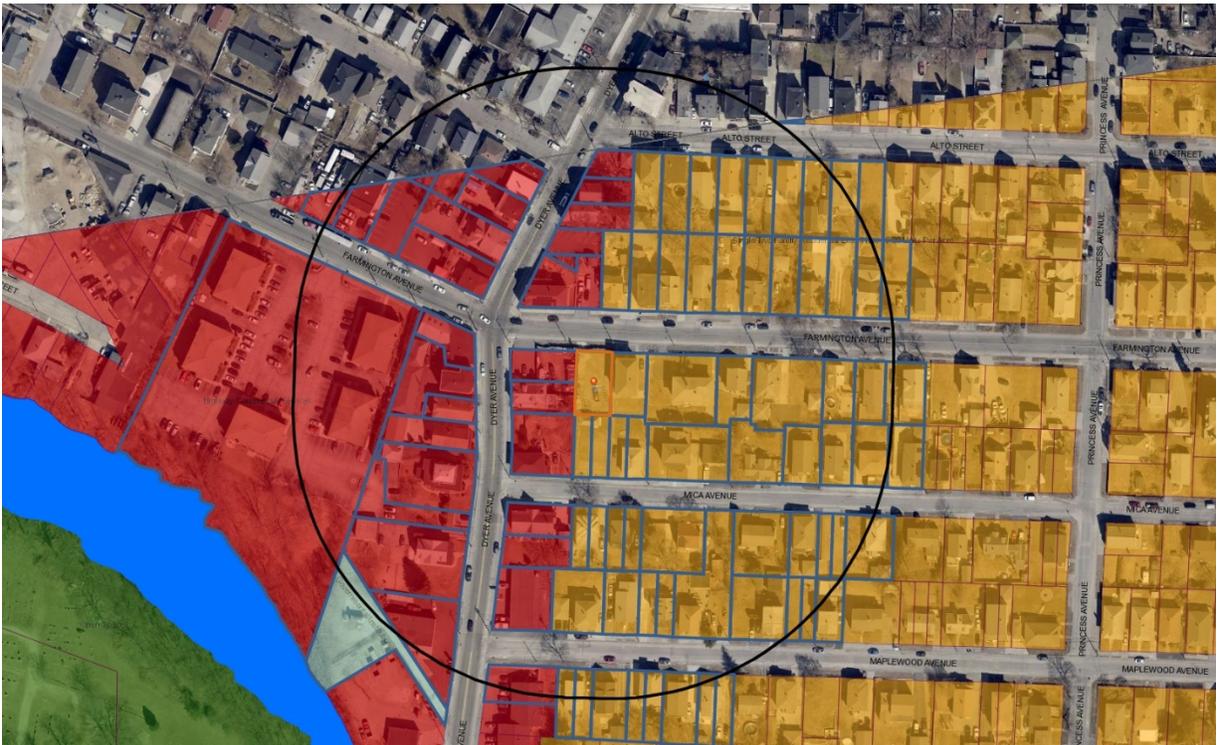
LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



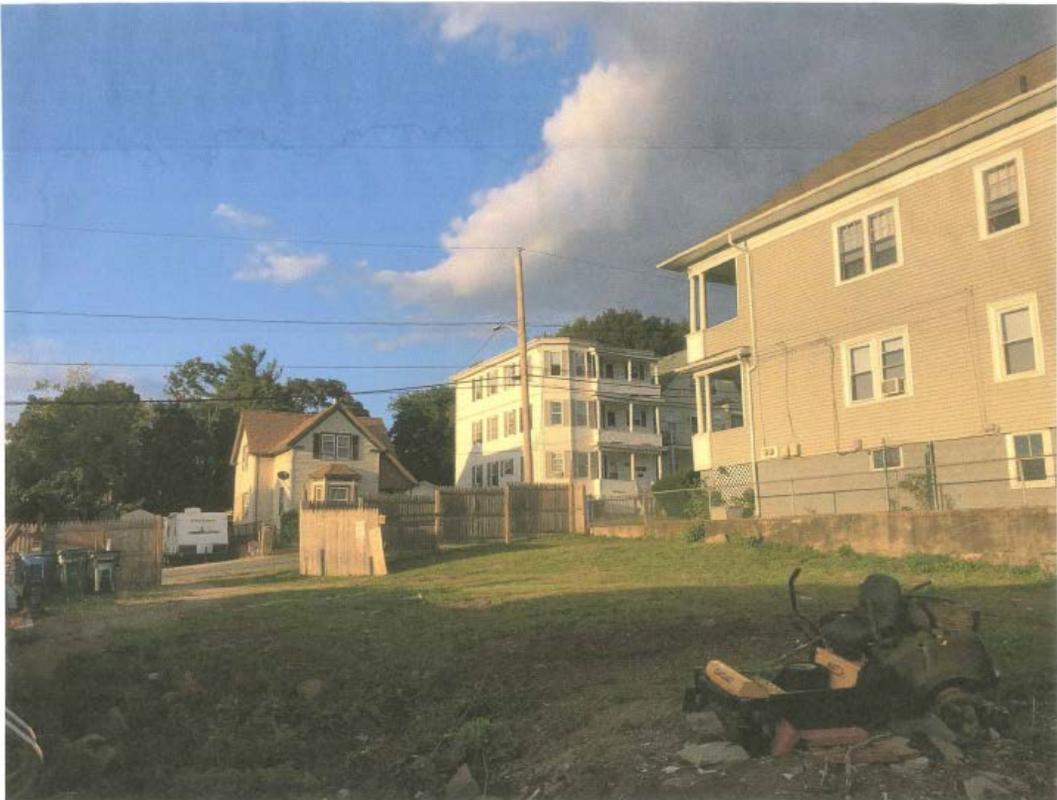
AERIAL VIEW



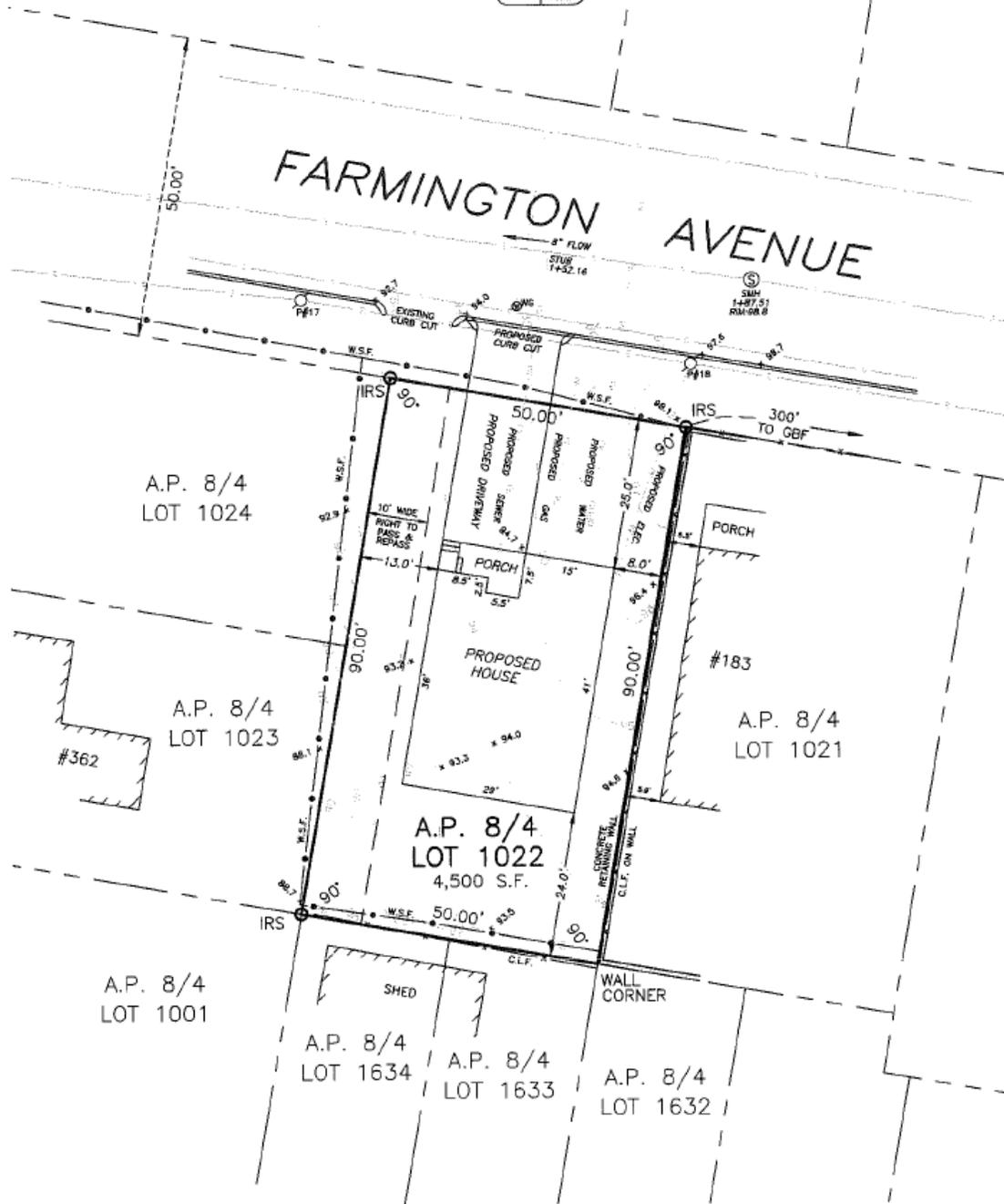
3-D AERIAL VIEW (facing west)



STREET VIEWS



SITE PLAN



GRAPHIC SCALE

RHODE ISLAND GENERAL LAWS: 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE SURVEY MARKER. PENALTY IS \$500 AND/OR UP TO ONE YEAR IN JAIL.

PLANNING STAFF FINDINGS

1. The applicants seek to construct a single-family house on an undersized lot of 4,500 ft² and 50 feet of frontage. The minimum standards for by-right development in a B-1 zone (for single-family houses) are 6,000 ft² of area and 60 feet of frontage.
2. The proposed single-family house would be built within all required setbacks for a B-1 zone. The resulting lot coverage would be 26%, which also complies with the 35% coverage limit for that zone.
3. The applicant did not submit a neighborhood analysis as part of the application to compare the subject parcel's size and density with that of other parcels within a 400-foot radius. Staff notes that an informal review of the surroundings via GIS suggests that the lot size and density would likely be equal to, or lower than, the average among other residential parcels within the usual 400-foot radius.
4. The Future Land Use Map (FLUM) designates the subject parcel as Single- and Two-Family Residential less than 10.89 Units/Acre. The density that would result from the proposal is 9.68 units/acre, which is within the FLUM's prescribed density.
5. The Comprehensive Plan's Land Use Principle 4 advises to "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life*" and to "*Protect the natural, historic and visual resources that define the neighborhoods*" (p.34).

STAFF ANALYSIS

Staff finds that granting relief to allow a single-family home to be built on an undersized lot would be consistent with the City's interest in supporting neighborhood housing needs and it would not alter the character of the neighborhood, as this is an opportunity to create infill housing in Eastern Cranston at a scale and intensity that is consistent with the existing neighborhood. The proposed single-family house could be built in conformance with all required setbacks for a B-1 zone and that the resulting density for the parcel would remain within the range prescribed by the FLUM.

Particularly with respect to the protection of the visual resources of the neighborhood, Staff would further note that the proposal represents a significant aesthetic improvement compared to the lot's prior conditions (as seen in the 3D Aerial View and Street View images included in this memo).

RECOMMENDATION

Due to the findings that the application is generally consistent with the Comprehensive Plan and that it does not alter the character of the neighborhood, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.