

# City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Gregory Guertin – Senior Planner  
Date: May 17<sup>th</sup>, 2023  
Re: **Dimensional Variance Application**

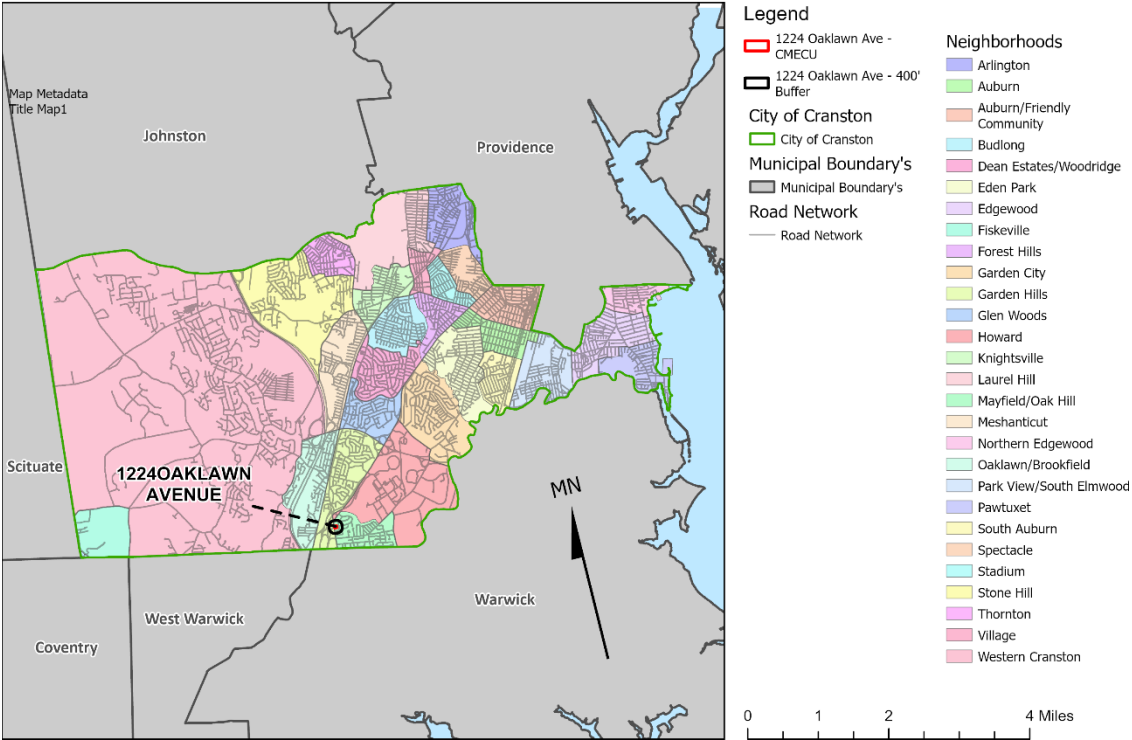
**Owner:** RICA Realty, LLC  
**Location:** 1224 Oaklawn Avenue  
**Zone:** C-4 (Highway Business)  
**FLU:** Special Redevelopment Area

### DIMENSIONAL VARIANCE REQUEST:

To construct a Cranston Municipal Employee Credit Union which requires dimensional relief per Sections 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations.

#### **LOCATION**

*THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY*



**AERIAL VIEW**

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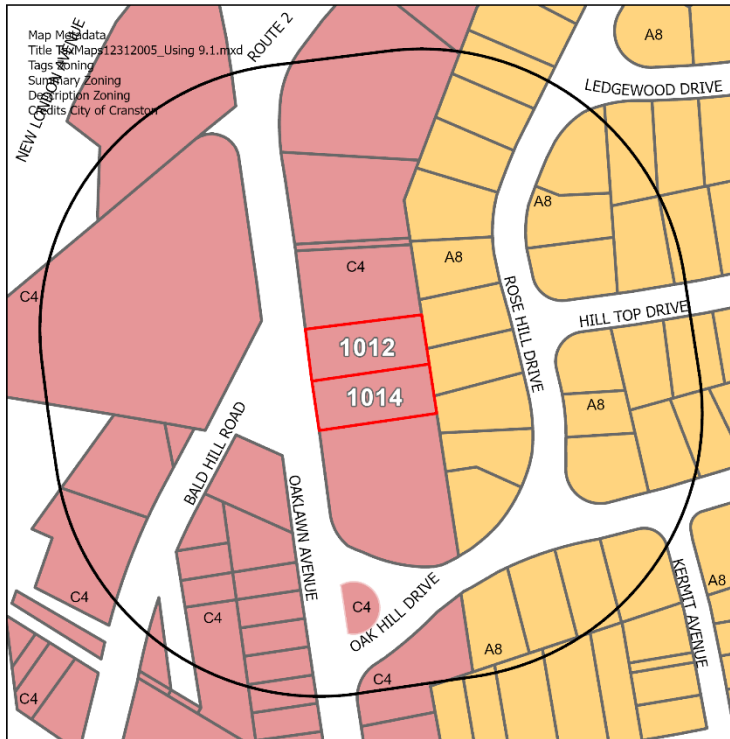
**Legend**

- 1224 Oaklawn Ave - CMECU
- 1224 Oaklawn Ave - 400' Buffer



**ZONING**

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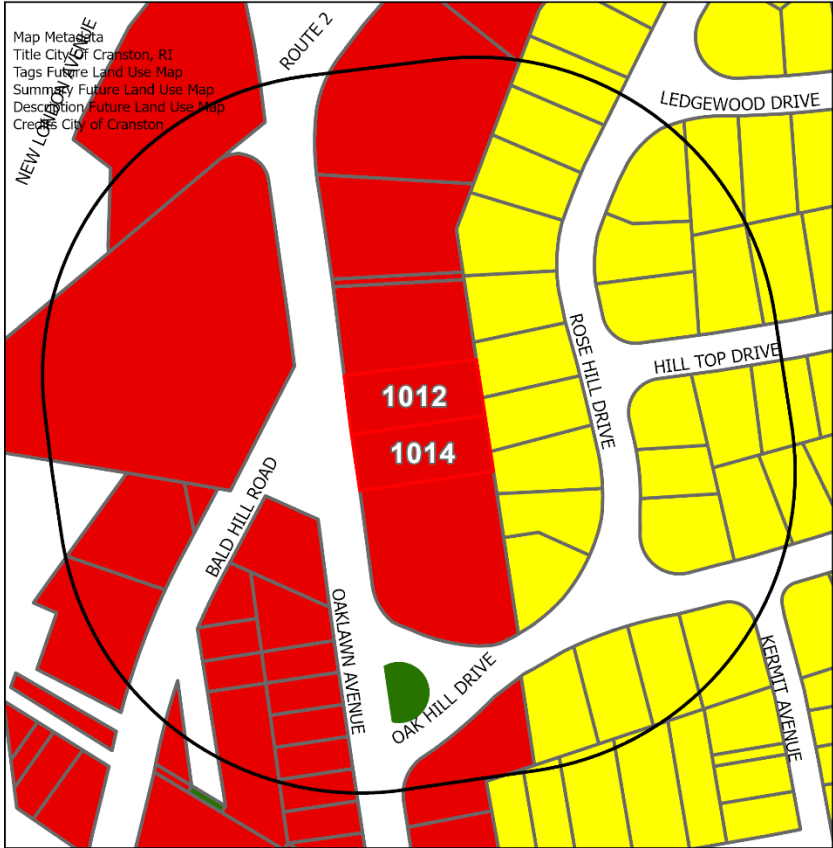


**Legend**

- Zoning**
- A8
  - C4
  - 1224 Oaklawn Ave - CMECU
  - 1224 Oaklawn Ave - 400' Buffer

# FUTURE LAND USE

**THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY**





## **FINDINGS OF FACT:**

1. The applicant is proposing to construct a bank on two vacant parcels. The property is located in a C-4 zone (Highway Business).
2. The applicant is requesting dimensional relief for both driveway openings and the speaker system setback, specifically as follows:
  - a. Section 17.28.010.B.4 Driveway Openings: “Driveway openings for businesses including a drive-in use shall be located no closer than sixty (60) feet to an intersecting street. No driveway opening shall be located closer than twenty (20) feet to a side or rear lot line. No driveway opening shall be located within forty (40) feet of another driveway opening.”
    - i. Old Ball Hill Road is located perpendicular to the subject parcels. Due to the physical characteristics and location of the parcels, it would be impracticable for the site to place the driveway openings in any way which would be less than 60 feet to the intersecting street.
    - ii. The applicants site plan provides for a side lot setback of 14’ whereas city code calls for 20’ for side lot setback.
    - iii. Due to the physical characteristics of the site, the location of abutters driveways/curb cuts, existing driveway/curb cut placements on the property and the existing utility poles located along Oaklawn avenue there is no feasible alternative in siting driveway openings elsewhere on the site.
    - iv. The applicants site plans show a driveway with a width of 24’ and driveway openings of 48,’ whereas city code calls for a maximum driveway width of 35,’ necessitating 13’ of dimensional relief.
  - b. Section 17.28.010.B.10 Noise Abatement: “No loudspeakers or audio devices shall be permitted within one hundred (100) feet of a residential use.”
    - i. The applicants site plan show a loudspeaker located approximately 65’ from the nearest residential parcel in the rear of the subject lots.
3. The surrounding neighborhood along Oaklawn Avenue is entirely comprised of Highway Business (C-4) and single family residential (A-8).
4. The Comprehensive Plan Future Land Use Map designates the property as Highway Commercial Services.
5. DPRC members have reviewed the proposal and have no concerns with the site layout as proposed or with the aspects of the plan which necessitate zoning relief. The proposal received DPR Preliminary Plan Approval on April 5<sup>th</sup>, 2023.

## **PLANNING ANALYSIS:**

Staff finds that this proposal is consistent with the Comprehensive Plan Future Land Use Map. Staff have no concerns about the outcomes that would be created with positive consideration of the relief as presented.

## **RECOMMENDATION:**

Due to the finding that the application is consistent with the Cranston Comprehensive Plan and is compatible with the surrounding neighborhood, staff recommends the Plan Commission forward a **positive recommendation** to the Zoning Board of Review.