

# City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Alexander Berardo – Planning Technician  
Date: September 1, 2022  
Re: **Dimensional Variance @ 1375 Park Ave**

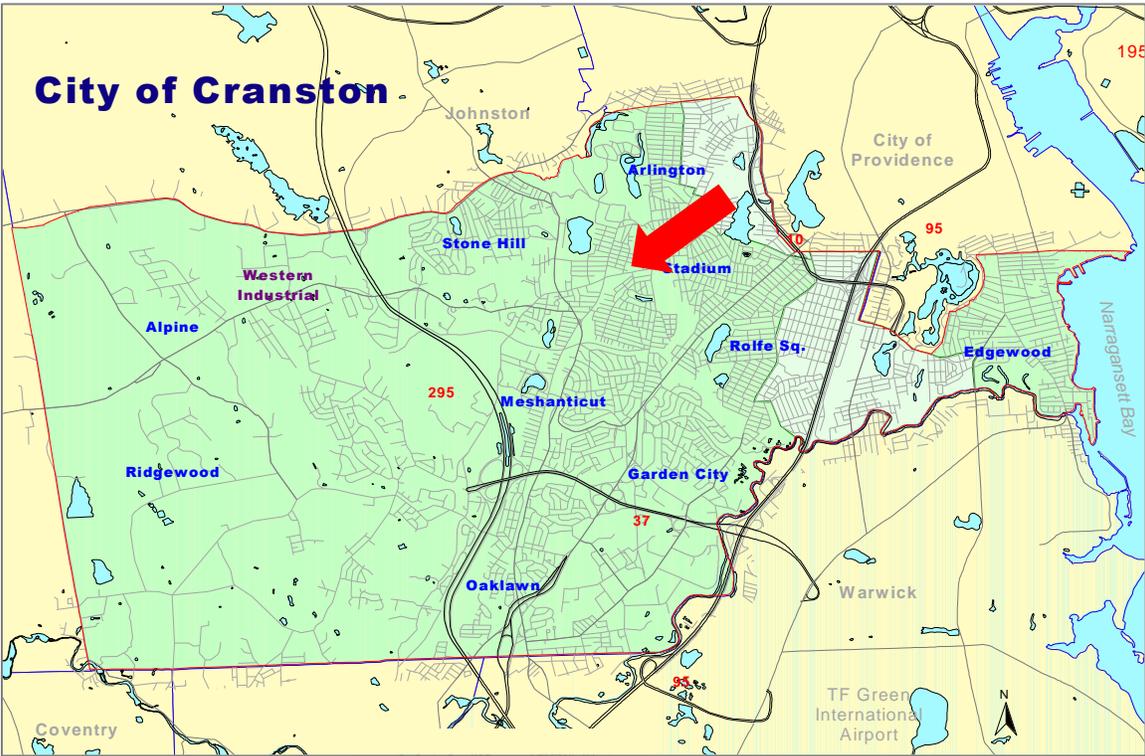
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**Owner:** Park Avenue Plaza LLC  
**Applicant:** Five Rivers LLC  
**Location:** 1375 Park Avenue, AP 11, Lots 749, 3599, and 3600  
**Zone:** C-3 (General Business)  
**FLU:** Neighborhood/Commercial Services

**DIMENSIONAL VARIANCE REQUEST:**

1. To secure relief to allow a drive-up window to be installed for a pharmacy use in an attached unit of a shopping plaza. [17.28.010 (B)(1) – Drive-In Uses]

### LOCATION MAP





# AERIAL VIEW



# 3-D AERIAL VIEW (facing northeast)



# STREET VIEWS

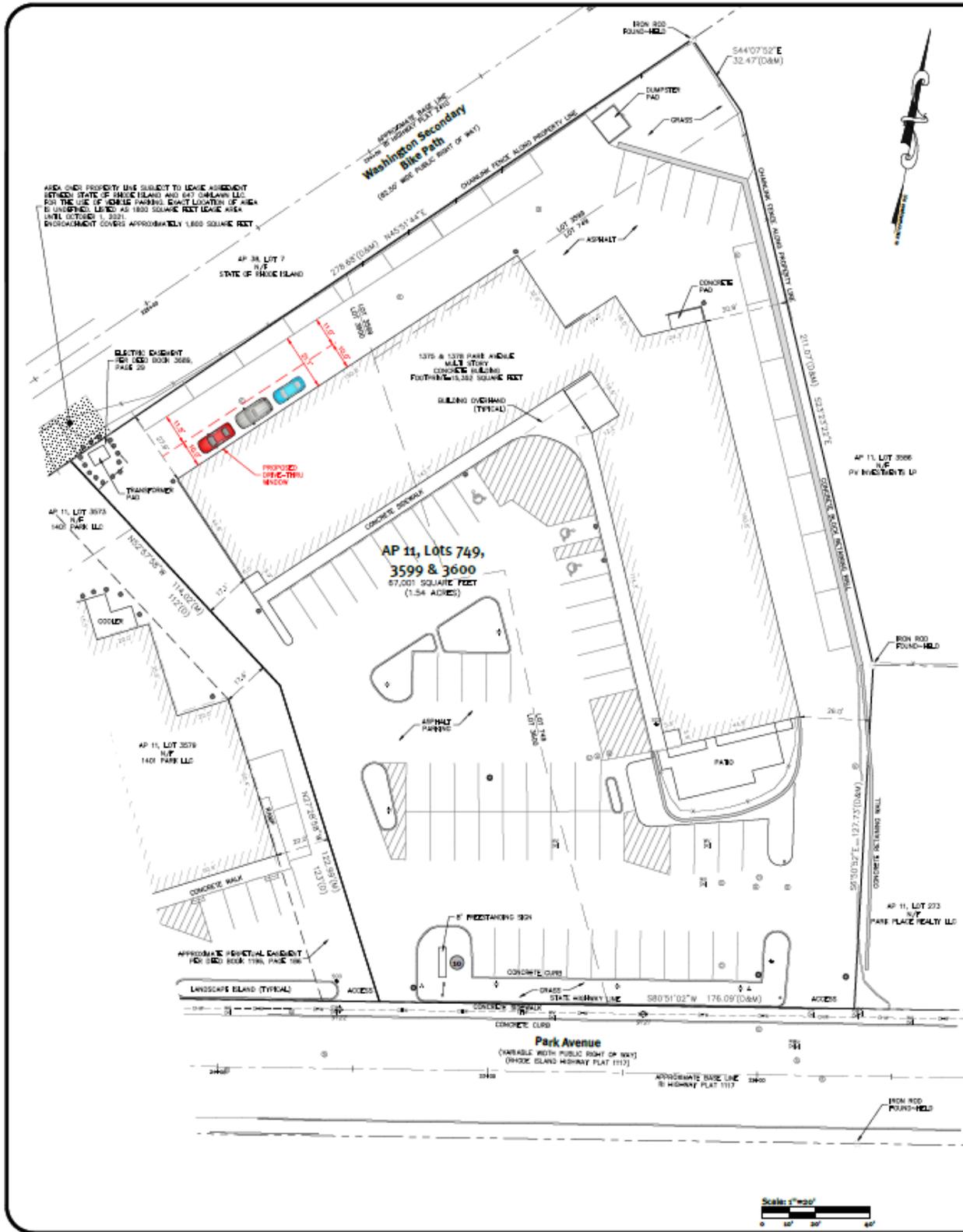
(Rear of building, facing northeast)



(Rear of building, facing southwest)



# SITE PLAN



## PLANNING STAFF FINDINGS

1. The applicant seeks to install a drive-thru window on the western rear corner of an existing multi-tenant shopping center for the use of a pharmacy.
2. The proposal entails no alterations to the footprint or layout of the shopping center, so there are no new encroachments into setbacks. The proposal is also consistent with the uses permitted within the C-3 zone.
3. The rear driveway (on which the new drive-thru window would be located) offers sufficient space to allow for the minimum six-vehicle queue and appears to have enough space for a bypass lane along the side of the queue lane.
4. The Comprehensive Plan's Economic Development Element includes the following Key Strategy: "*Neighborhood commercial centers – Support neighborhood business centers to stabilize and strengthen surrounding neighborhoods*" (p.74). Staff believes granting relief to allow a drive-thru window to be opened would be consistent with supporting neighborhood business centers.

## STAFF ANALYSIS

Staff finds that granting relief to allow a drive-thru window to be installed along the rear of the existing commercial shopping center would be consistent with stabilizing and supporting neighborhood business centers, per the Comp Plan's Economic Development Key Strategy cited above.

Staff recognizes that drive-thru service has become an integral part of pharmacies' business models, particularly during the pandemic, and Staff believes that allowing the applicant to open a window on the rear of the building would be appropriate. As for Section 17.28.010(B)(1), Staff has identified this performance standard of the City's Zoning Code as one that should be readdressed in the future.

Finally, after an initial technical review of the site plan, Staff feels comfortable that the traffic patterns associated with drive-thru operations can be accommodated at this site. There appears to be ample space for the minimum required queueing. Supporting signage, striping, etc. will be discussed through the Development Plan Review process.

## RECOMMENDATION

Due to the findings that the application is generally consistent with the Comprehensive Plan and that it supports neighborhood business centers, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.