

City Planning Department



Memo

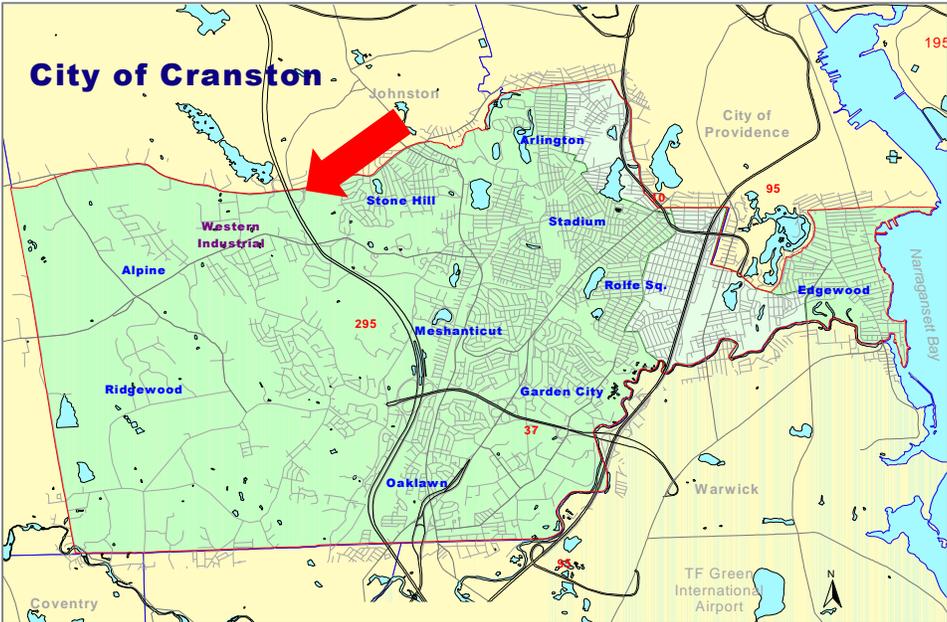
To: Cranston City Plan Commission
From: Doug McLean, AICP, Principal Planner
Date: March 31, 2021
Re: Special Use Permit Application for 1776 Plainfield Pike – Drive-up ATM

Owner: TKG Cranston Development LLC
Applicant: Security Vault Works, Inc.
Location: 1776 Plainfield Pike (AP 37, Lot 3)
Zone: C-4 (Highway business)
FLU: Commercial/Highway Services

SPECIAL USE PERMIT REQUEST:

1. To allow a stand-alone drive-up ATM kiosk in an existing commercial parking lot (Walmart) [17.92.020 – Special Use Permit].

LOCATION MAP

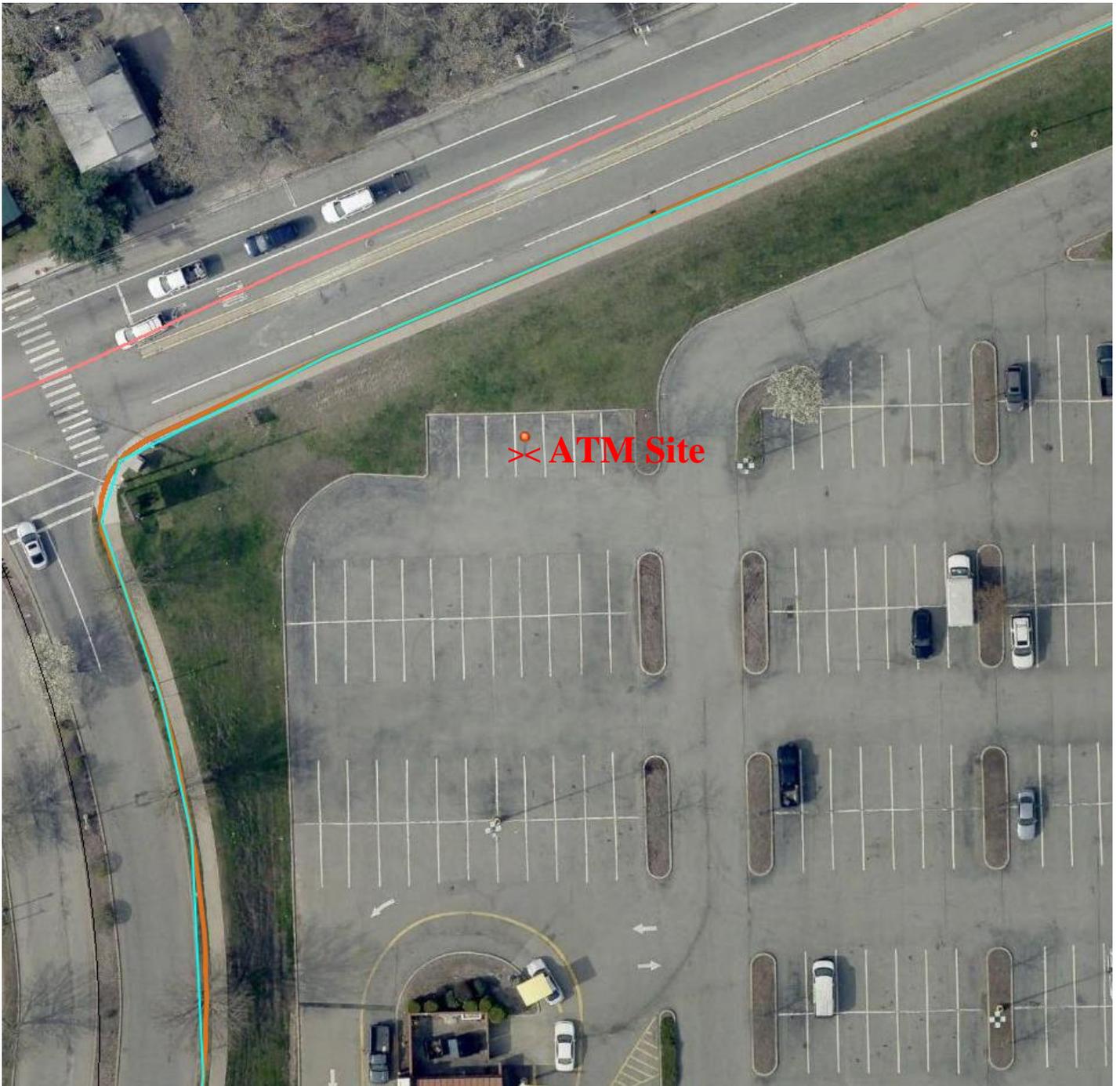


NEIGHBORHOOD AERIAL

(subject parcel marked in light blue, 400 foot radius marked in black)



AERIAL CLOSE UP



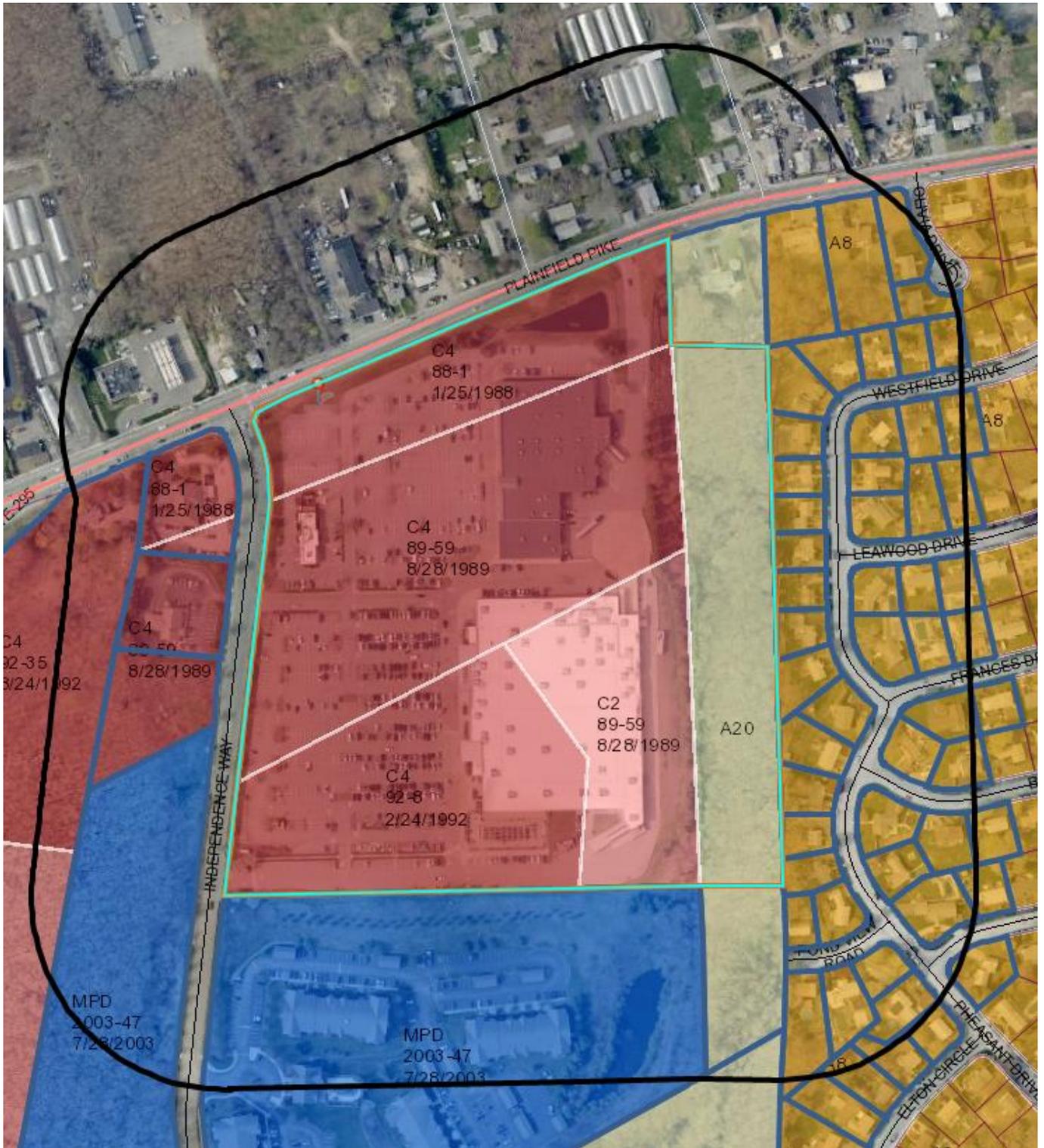
STREET VIEW (from Plainfield Pike)



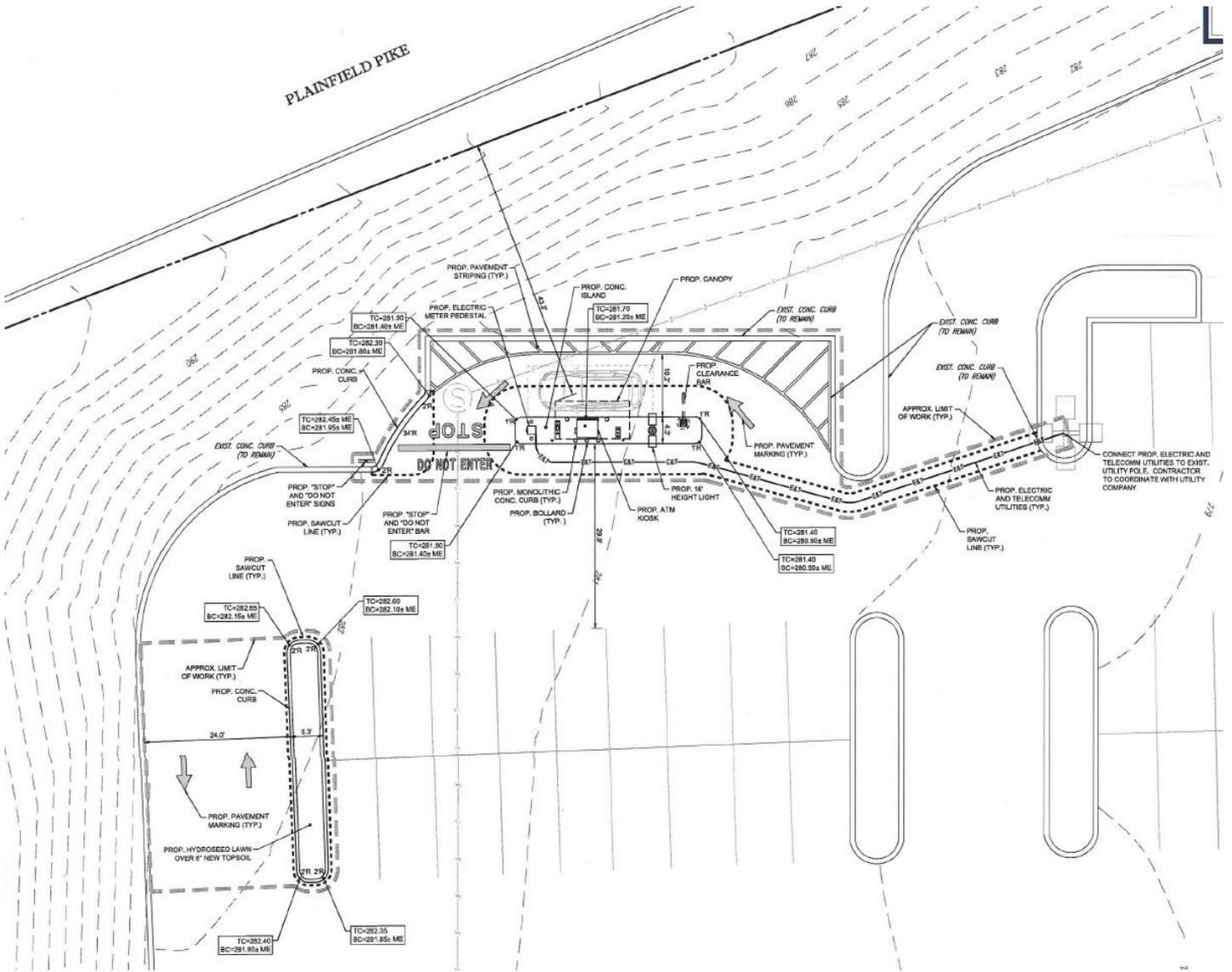
STREET VIEW (from Independence Way)



ZONING MAP



SITE PLAN



FINDINGS OF FACT:

1. The applicant proposes to establish a stand-alone ATM Kiosk within a commercial parking lot (Walmart) in a C-4 zone. There is no bank building on the property in which this ATM would be connected with. The ATM will have an associated canopy, lighting fixture, and bollards. Such a use is only allowed via a Special Use Permit.
2. As a result of the proposed project, a total of 13 parking spaces will be removed. Per the previous approvals for the Walmart plaza, the removal of 13 parking spaces will not bring the other uses in to non-conformity with regard to parking requirements.
3. The application has been reviewed by technical staff (planning, traffic, and building) and there are no concerns with the proposal in terms of its impact on interior traffic circulation, or the removal of parking spaces.
4. While the proposal does not explicitly trigger the drive-thru use provisions, staff still reviewed this against our zoning standards as if it DID trigger the drive-thru standards. This proposal meets all of the required standards, including the minimum separation distance between an ATM “audio device” and the nearest residential property (minimum of 100 feet).
5. The application does not require any dimensional variances or relief and meets all applicable standards.
6. The Future Land Use Map designation for this property is Commercial/Highway Services which supports the general use of a commercial operations such as this. The Comprehensive Plan does not have any specific policies or information regarding ATM Kiosks or drive-thru operations. However, the overall content of the Plan, particularly within the Land Use and Economic Development Elements, encourages the City to support efficient use of properties while minimizing negative impacts to the neighborhood. Staff finds that this proposal is consistent with the general content of the Comprehensive Plan.

RECOMMENDATION:

Due to the finding that the application is consistent with the general content of the Comprehensive Plan, and due to the finding that the application will not create undue negative impacts to the surrounding properties and other uses on the site, staff recommends the Plan Commission forward a **positive recommendation** to the Zoning Board of Review.