

City of Cranston

City Plan Commission

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Planning Director



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April 6, 2021

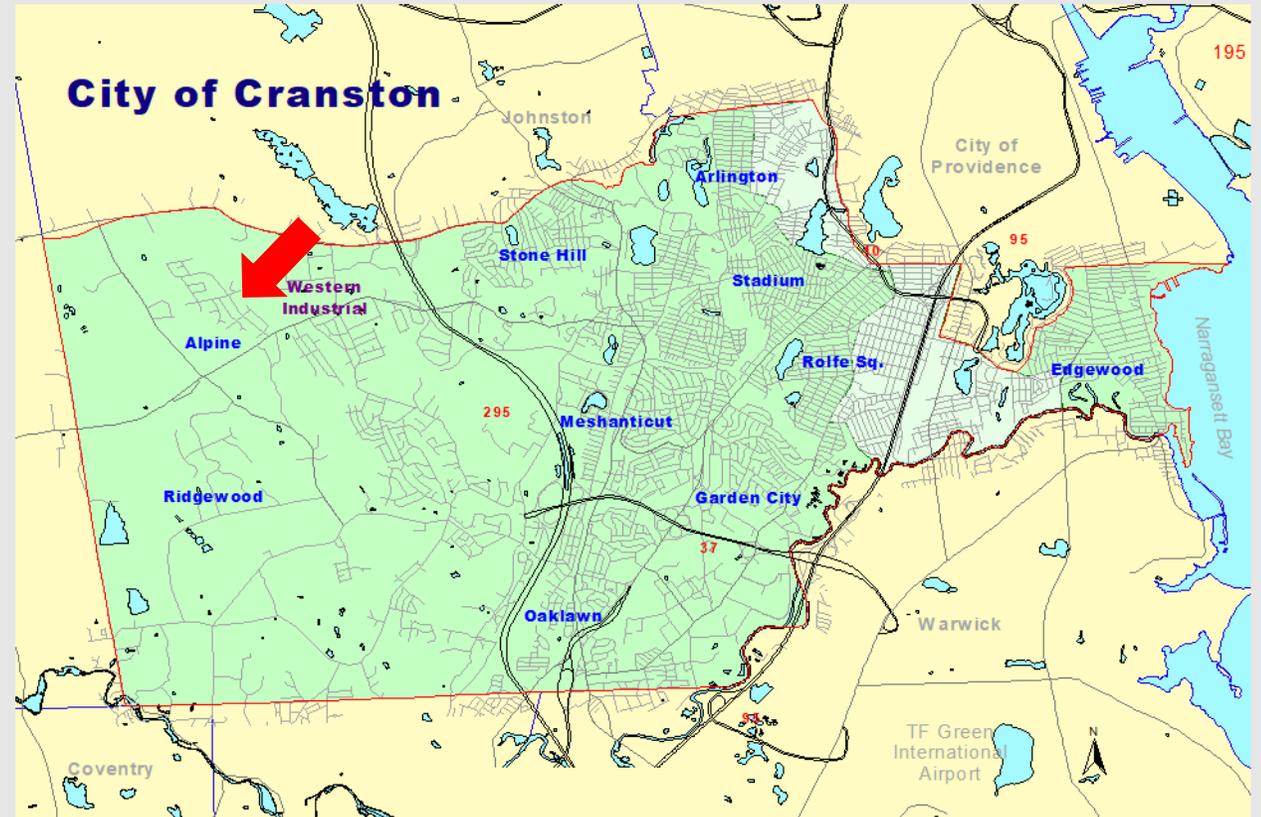
Ordinance 2-21-01

Change of Zone - Pepper Mill Lane

Ordinance 2-21-01:

Ordinance in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled "Zoning" (Change of Zone – Extension of Pepper Mill Lane). Petition filed by David DeFino.

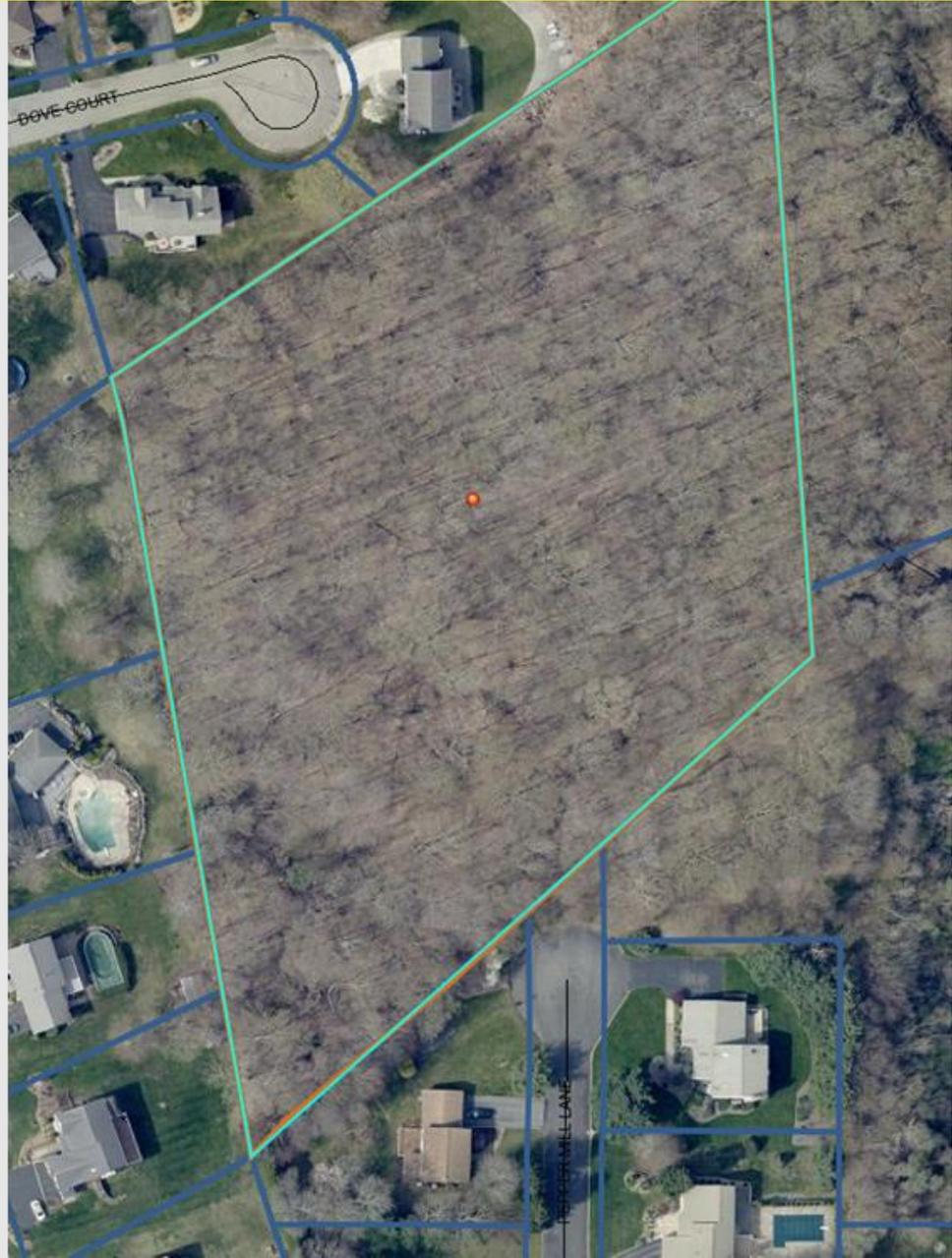
Request: To change the zoning designation of a lot of land identified as AP 35, Lot 13 from A-80 zone to A-20 zone.



AERIAL VIEW - neighborhood



AERIAL VIEW – parcel



ZONING MAP

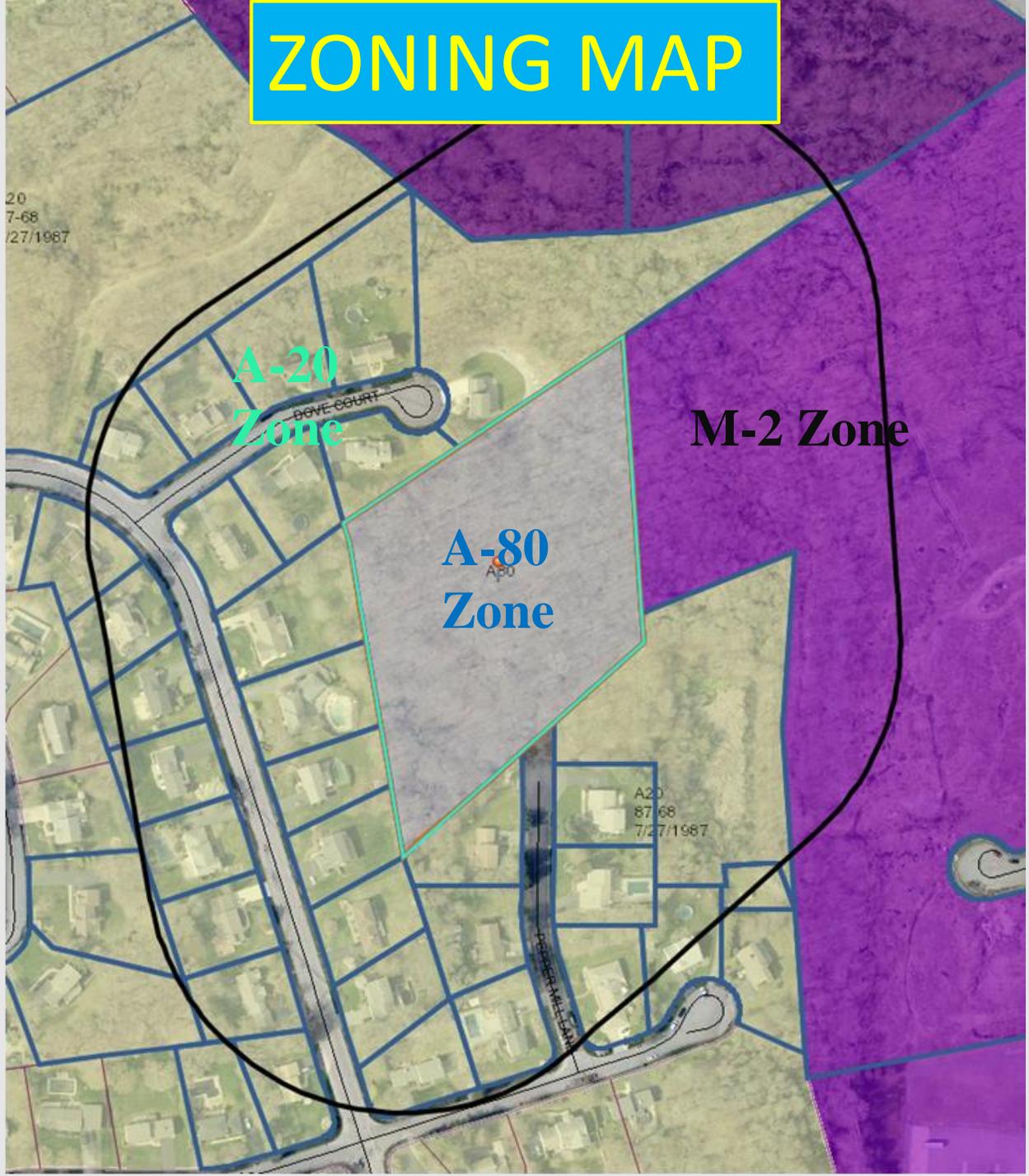
20
7-68
7/27/1987

A-20
Zone

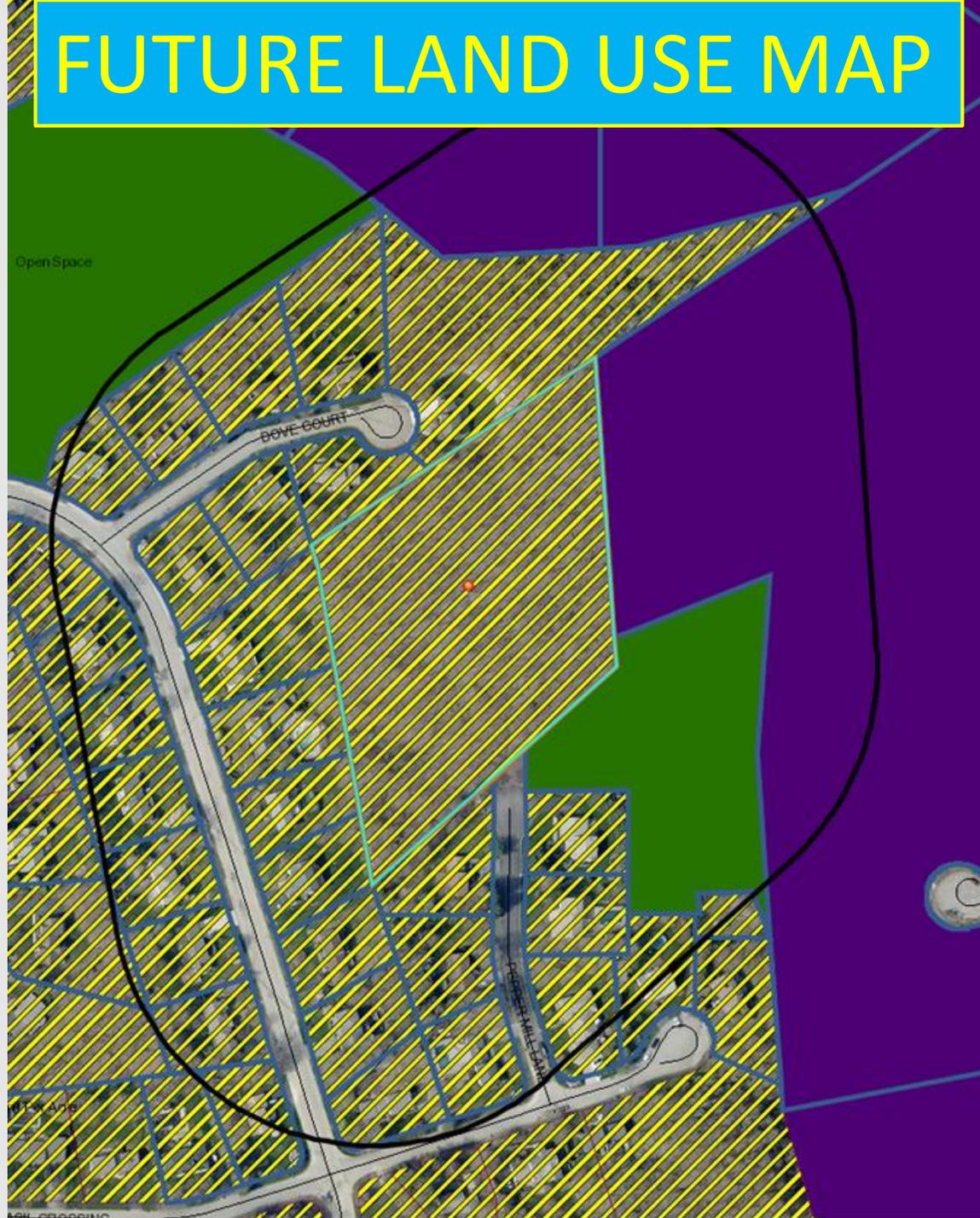
M-2 Zone

A-80
Zone

A20
87 68
7/27/1987



FUTURE LAND USE MAP



STREET VIEW (from Pepper Mill Lane)



FINDINGS

1. The proposed change of zone for AP 35, Lot 13 from A-80 to A-20 is consistent with the City of Cranston’s 2010 Comprehensive Plan – Future Land Use Map which designates this area as “Residential allowing for 3.63 to 1 units per acre”.
2. The proposed change of zone for AP 35, Lot 13 from A-80 to A-20 is specifically denoted on page 15 of 16 of Appendix A – Zoning Consistency Analysis of the 2010 City of Cranston Comprehensive Plan, and therefore this specific change of zone is explicitly consistent with the Comprehensive Plan.

PLAT	LOT	ADDRESS	LAND USE CLASSIFICATION	EXIST. ZONING	PROP. ZONING
35	13	0 Pepper Mill Ln	SFR 3.63 to 1 Unit Per Acre	A-80	A-20

3. The proposed change of zone for AP 35, Lot 13 from A-80 to A-20 will adequately address the appropriate purposes detailed in Zoning §17.04.010 and therefore is consistent with the purposes of zoning.

Recommendation

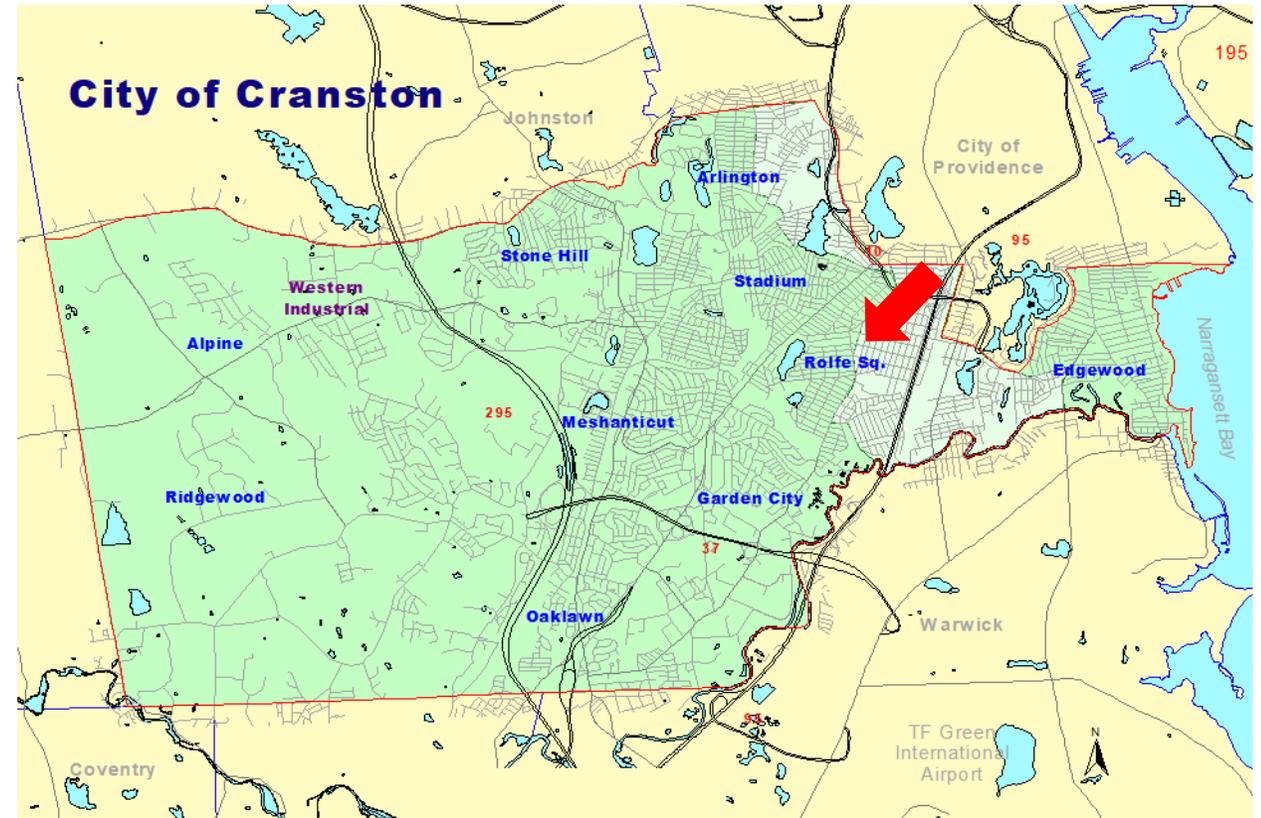
Due to the finding that Ordinance 2-21-1 is consistent with the Cranston Comprehensive Plan, and due to the finding that it is also consistent with Section 17.04.010 of the City Code, staff recommends that the City Plan Commission adopt the finding of fact and forward a **positive recommendation** to the City Council / Ordinance Committee for the proposed zone change.

Dimensional Variance Application

Force Realty, LLC (OWN), Alani's Bistro (APP)

Sign Area Relief

- Owner:** Force Realty, LLC
- Applicant:** Alani's Bistro, Inc.
- Location:** 74 Rolfe Sq (AP 5, Lot 1835)
- Zone:** C-3 (Neighborhood business)
- FLU:** Neighborhood
Commercial/Services
- Request:** To allow two (2) wall signs that are larger than the maximum wall sign allowed in a C-3 zone [17.72 – Signs]



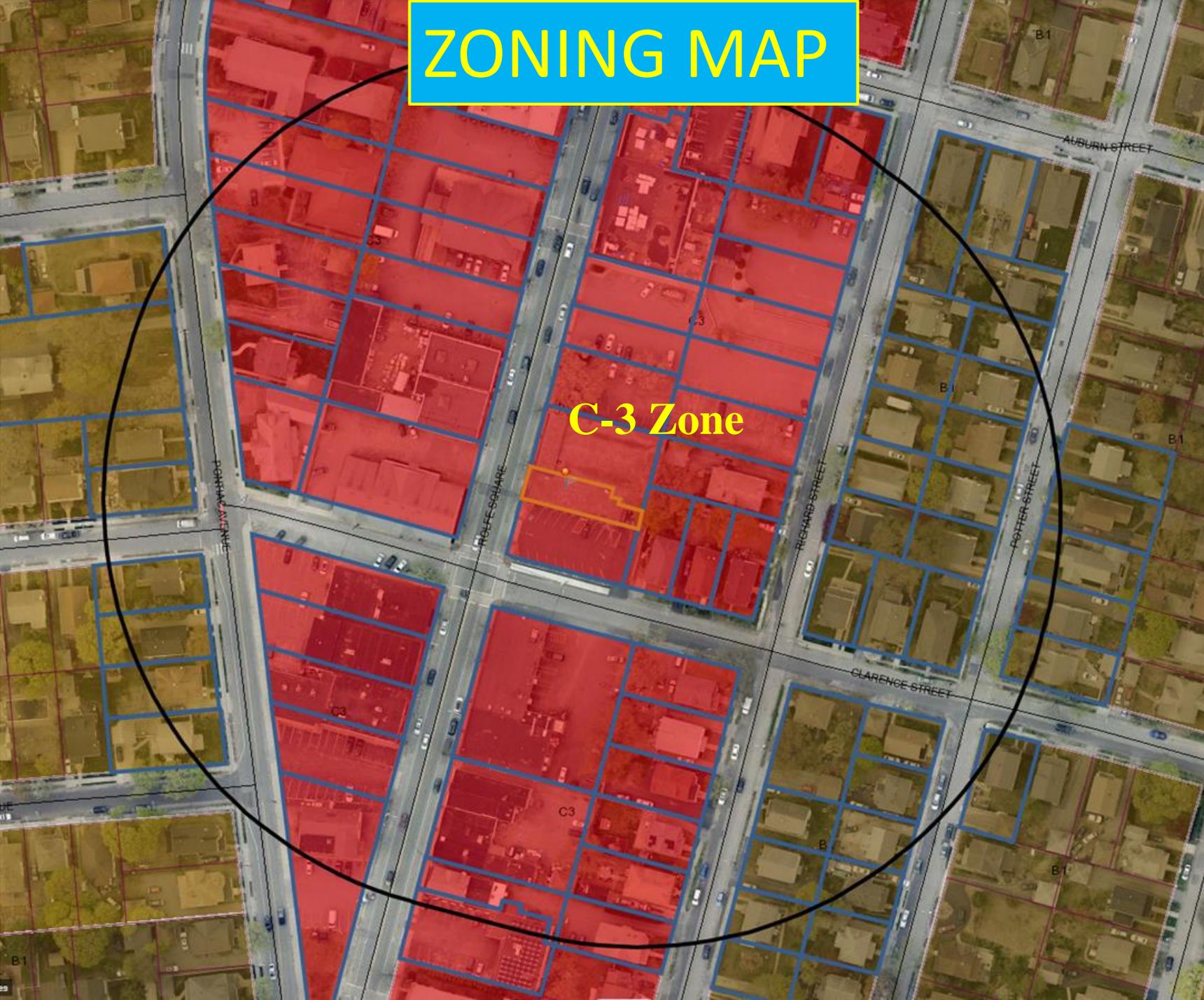
AERIAL VIEW - neighborhood



AERIAL VIEW – parcel



ZONING MAP



C-3 Zone

C3

B1

B1

B1

B1

B1

POTTERY AVENUE

WOLFE SQUARE

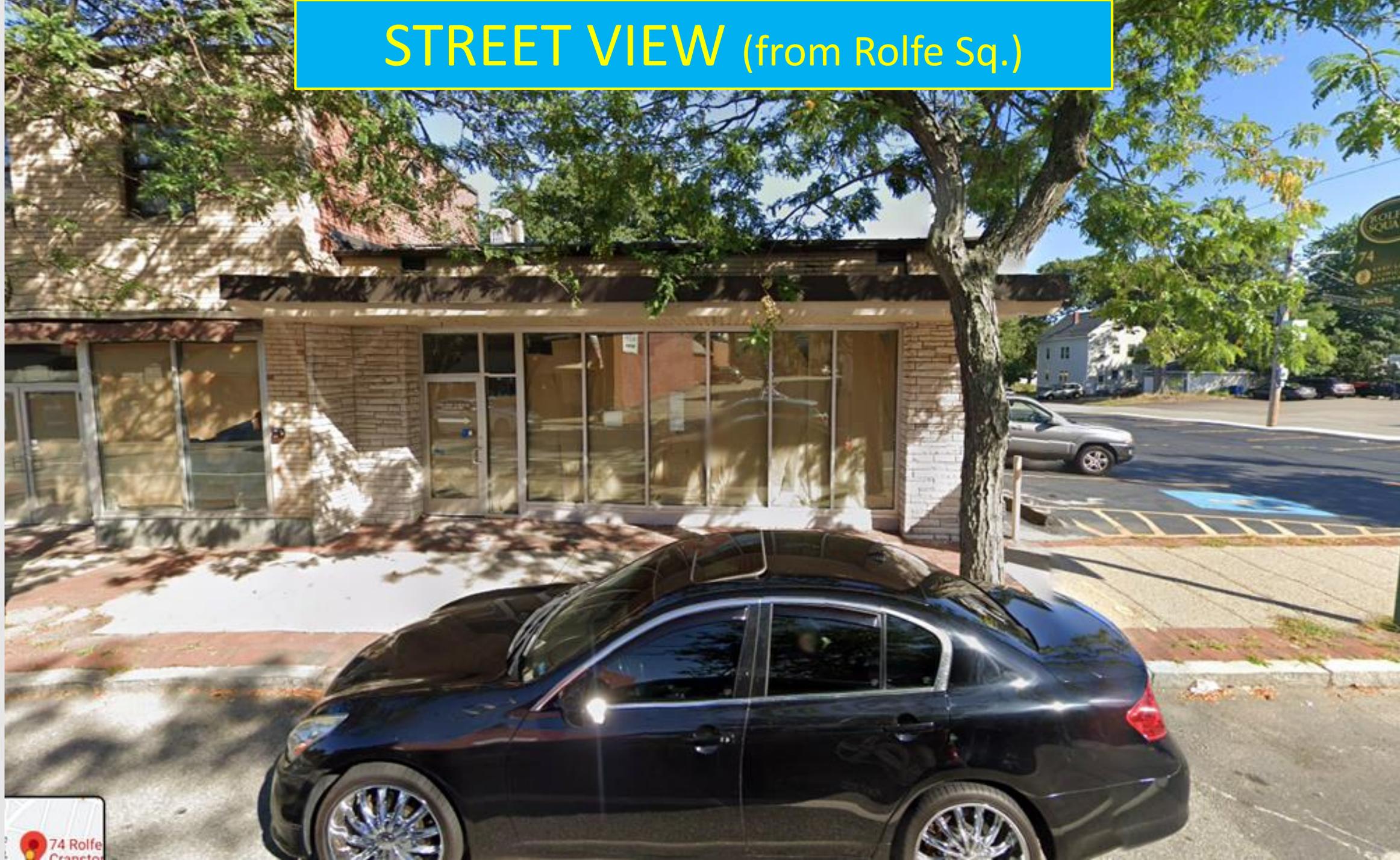
RICHARD STREET

POTTERY STREET

AUBURN STREET

CLARENCE STREET

STREET VIEW (from Rolfe Sq.)



STREET VIEW (from Clarence St.)



EAST SIDE CLINICAL
LABORATORY
PATIENT SERVICE CENTER
NOW OPEN

富林 **Phú Lâm Market** 隨市
Asian and American grocery
PARKING FOR PHU LAM MARKET ONLY

CUSTOMER PARKING

PROPOSED SIGN- FRONT

total sq ft 35

14'

30"

front



ALAN'S
MEDITERRANEAN BISTRO

PROPOSED SIGN- SIDE

total sq ft 48



Staff Analysis

- The applicant proposes to add two (2) new wall signs that are 35 sqft. and 48 sqft respectively. The maximum allowed area for a wall sign in the C-3 zone is 30 sqft so both signs require relief.
- The applicant has provided photos of signs from nearby businesses as evidence that there are several over-sized signs in close proximity to their business. The applicant has stated they believe that the sign will fit with the character of surrounding properties. Based on submitted information, staff is of the view the proposed signs are appropriate based on surrounding conditions.
- Staff has reviewed this application in relation to the Comprehensive Plan and finds it to be generally consistent with the Comprehensive Plan.

Recommendation

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not have a negative impact on the surrounding neighborhood, staff recommends the Plan Commission forward a **positive recommendation** to the Zoning Board of Review.

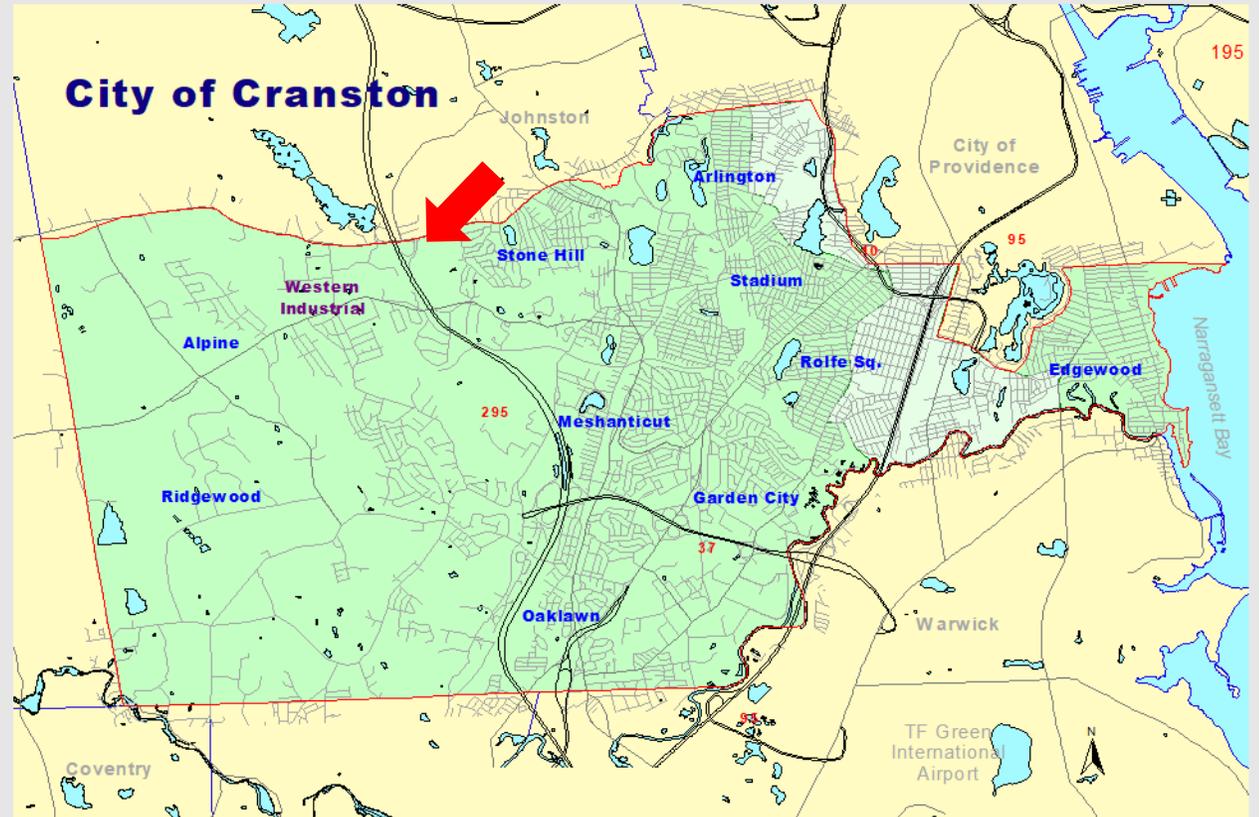
Special Use Permit Application TKG Cranston Development LLC

Proposed Drive-up ATM Kiosk

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

REQUEST:

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



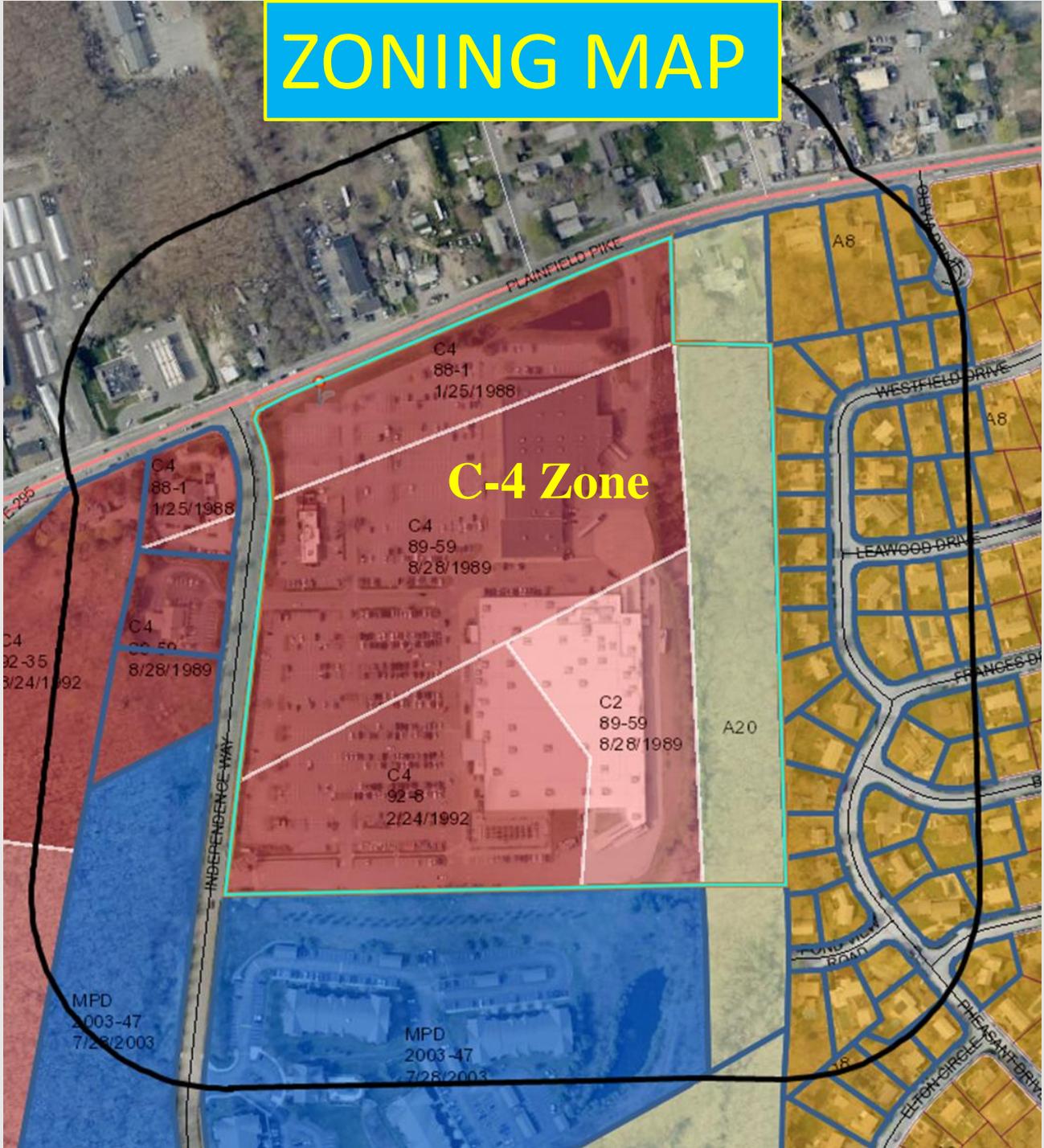
AERIAL VIEW - neighborhood



AERIAL VIEW – close up



ZONING MAP



STREET VIEW (from Plainfield Pike)



STREET VIEW (from Plainfield Pike)



Staff Analysis

- The applicant proposes to establish a stand-alone ATM Kiosk within a commercial parking lot (Walmart) in a C-4 zone. The ATM will have an associated canopy, lighting fixture, and bollards. Such a use is only allowed via a Special Use Permit.
- 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.
- 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.
- Staff has reviewed this application in relation to the Comprehensive Plan and finds it to be generally consistent with 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.