

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Kenneth R. Kirkland MPA, MRP, AICP; Asst. City Planning Director
Date: March 5, 2023
RE: Chestnut Hill Plat: 181 Princess Avenue – Assessors Plat 8/3, Lot 1552
Application for Dimensional Variance

Owner / Applicant: Early Foundation Academy, LLC
Location: 181 Princess Avenue
Zoning: B1 – Single- & Two-Family Residential, (6,000 / 8,000 sq. ft.)
FLUM Designation: Single/Two Family Residential Less than 10.89 Units / Acre

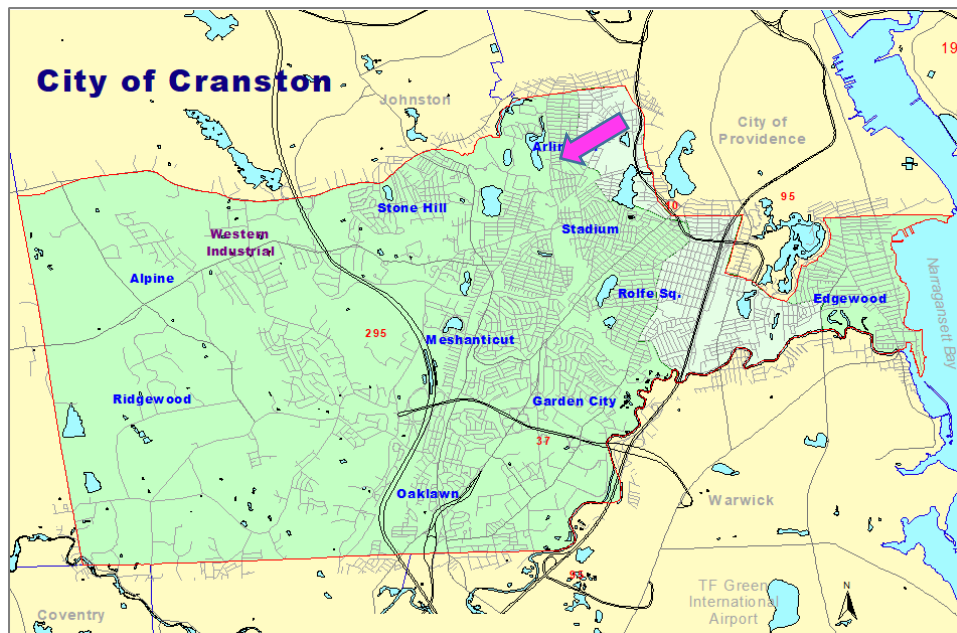
Subject Property:

The subject property is located in the Chestnut Hill Plat of the Arlington neighborhood at 181 Princess Avenue, identified as Plat 8/3, Lot 1552, and has a land area of 0.59± acres, (25,600± sq. ft.) with triple frontage on Meadow, Princess, and Fountain Avenues.

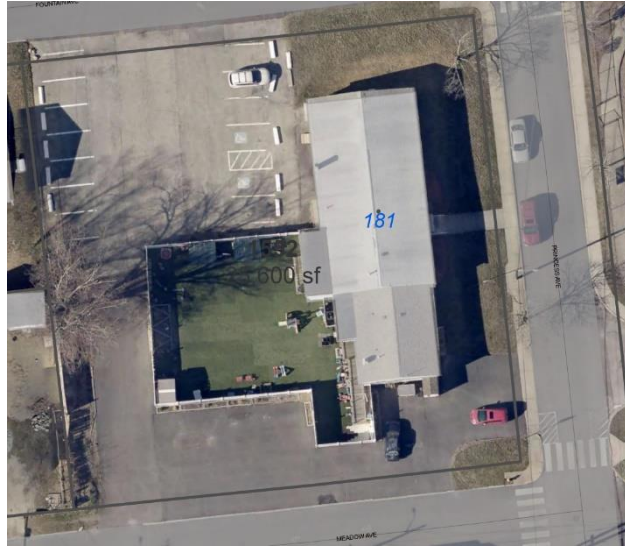
Request:

To allow the construction of a 643± sq. ft. covered porch which will have a front yard setback of 18.9' where 25' is required in a B1 zone, (17.92.010 – Variances; 17.20.030 – Schedule of Uses and 17.20.090 – Specific Requirements.

LOCATION MAP



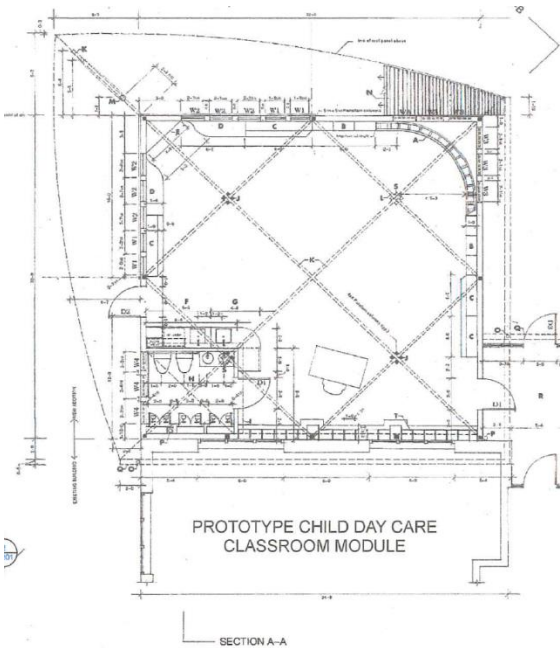
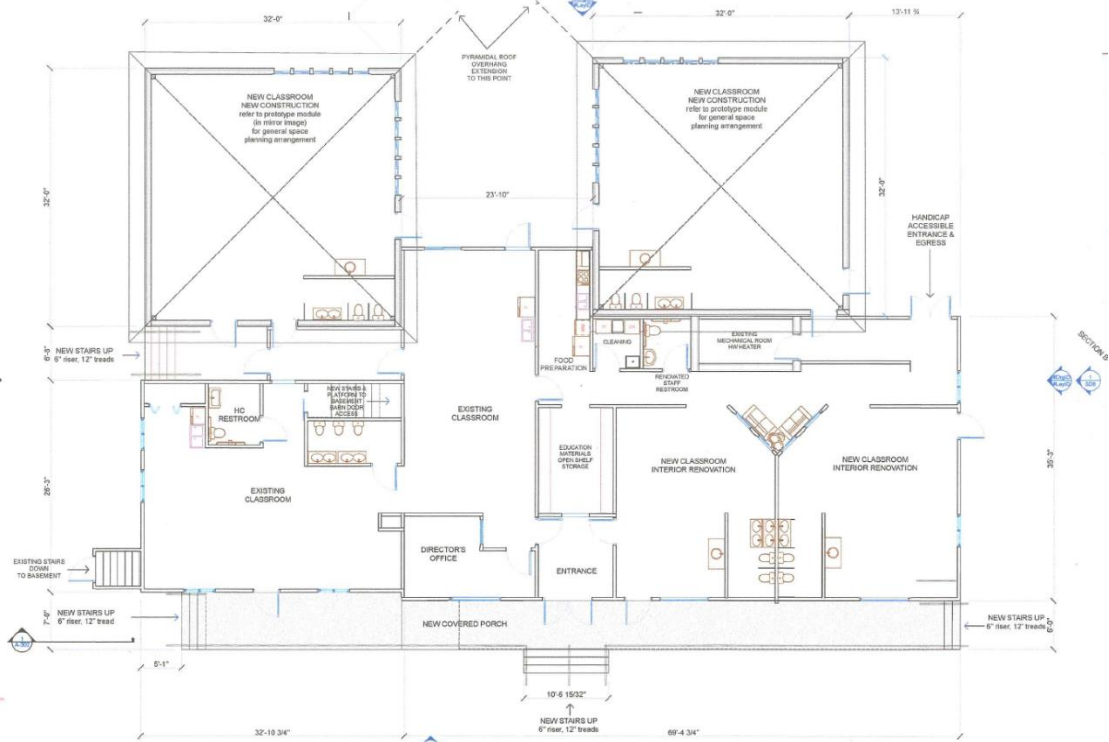
AERIAL PHOTO



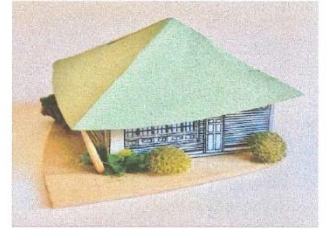
STREET VIEW



ARCHITECTURAL PLANS

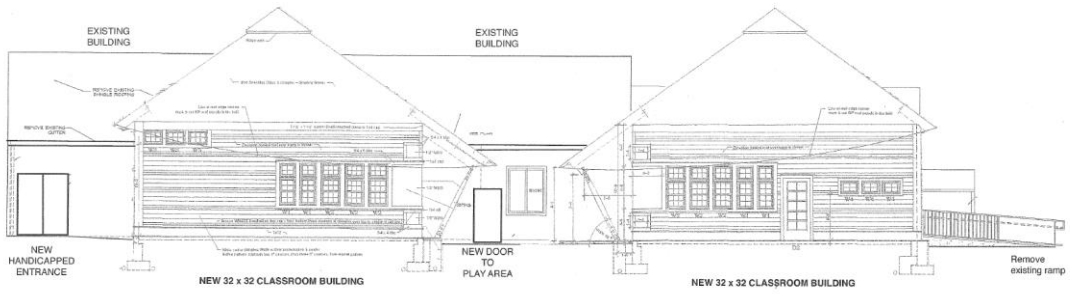


FLOOR PLAN

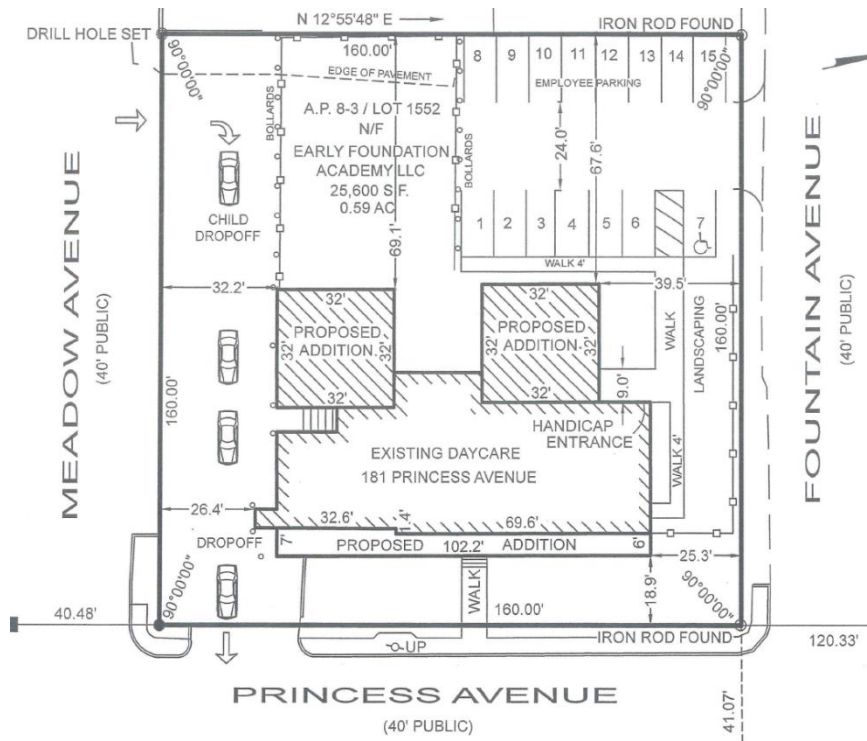


ARCHITECTURE MODEL VIEWS OF CLASSROOM MODULE

RENDERINGS



SITE PLAN



Findings of Fact:

- The Applicant has requested specific relief in their Application, namely:
 - 17.20.030 – Schedule of Uses
 - 17.92.010 – Variances (Dimensional)
 - 17.20.090 – Specific Requirements

- Staff has reviewed this Application in consideration of the compatibility with the character of the surrounding area and the request does not impose undue nuisances and is not out of character beyond any other uses on this site or within the surrounding area.
 - The property and the surrounding area are residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
 - The pre-school / daycare (institutional use category) is a use by-right in the B-1 zone.
 - The property is located across the street from Arlington Elementary School.
 - Staff notes that relief is sought under §17.20.030, (Schedule of Uses), in the Application, the use, (pre-school / daycare) is by-right under said Section.
 - Staff notes that relief is sought under §17.20.090, (Specific Requirements), in the Application, though there is no specific detail on the actual relief sought under said Section. Staff's review finds that the likely applicable subsections are (C) and (D), both regarding corner lots, and Staff notes that those requirements are addressed by the dimensions of this Proposal.

- The Future Land Use Map (FLUM) designates the subject property as "*Single/Two Family Residential.*"
 - Staff finds that although the Application is neither directly consistent nor inconsistent with the Future Land Use Map designation, the existing conditions and use compatibility give the Application an overall favorable standing.

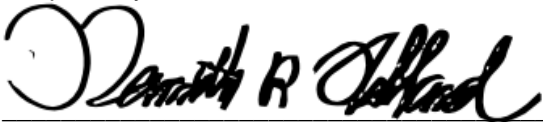
- The Comprehensive Plan outlines goals, policies, and action items pertaining to educational development which Staff find to support the approval of this Application, specifically:
 - Services & Facilities Goal 4: Preserve a high-quality educational system, with adequate facilities to meet future needs.
 - Services & Facilities Policy 4.1: Promote efficient use of the services and facilities provided by the City's public school system.

Staff notes that although the Application is not through Cranston Public Schools, it's existing adjacency to Arlington Elementary School provides private support to a public entity and provides parents with closely-related services for a spectrum of school-aged students.

Recommendation:

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,



Kenneth R. Kirkland, MPA, MRP, AICP
Assistant City Planning Director

Cc: City Planning Director
File