

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP | Senior Planner
Date: February 26, 2025
RE: 1420 Elmwood Avenue – Assessors Plat 4, Lots 2616
Application for Use Variance

Owner/Applicant: P&P Realty and HSM Investments LLC
Location: 1420 Elmwood Avenue (AP 4, Lots 2616)
Zoning: M-2 – General Industry
FLUM Designation: Industrial

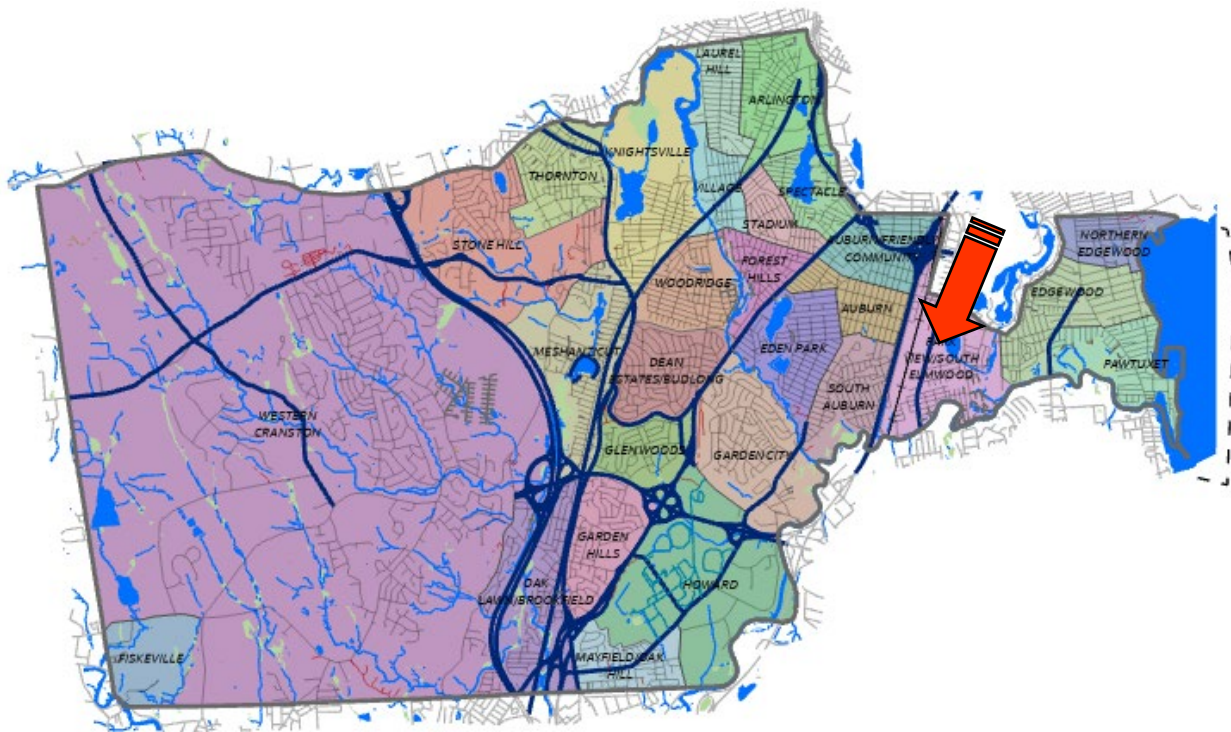
Subject Property:

The subject property is located at 1420 Elmwood Avenue, identified as Plat 4, Lots 2616, and has a land area of 1.98± acres, (404,100± sq. ft.) with frontage on Elmwood Avenue.

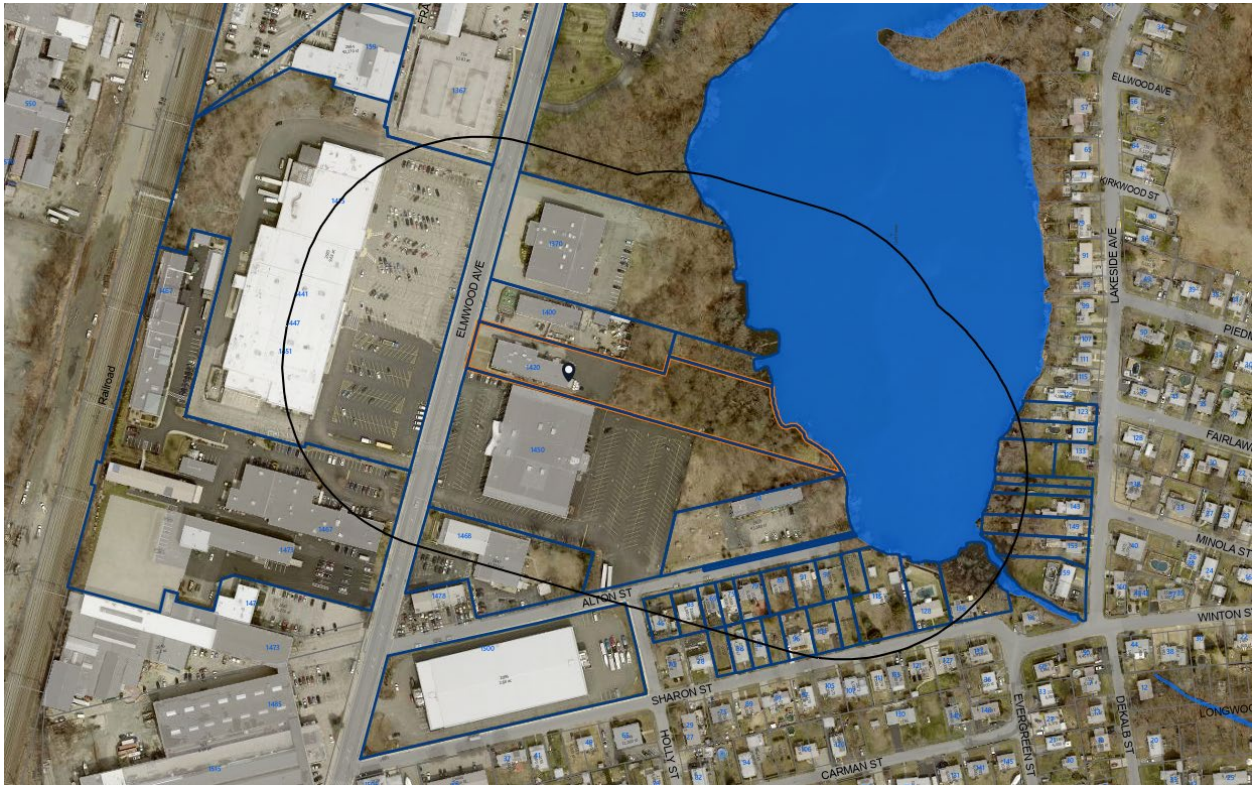
Request:

To allow relief from the table of uses to approve the use of a self-service laundromat in a vacant building (17.20.030 – Schedule of Uses and 17.92.010 – Variances).

LOCATION MAP



AERIAL PHOTO

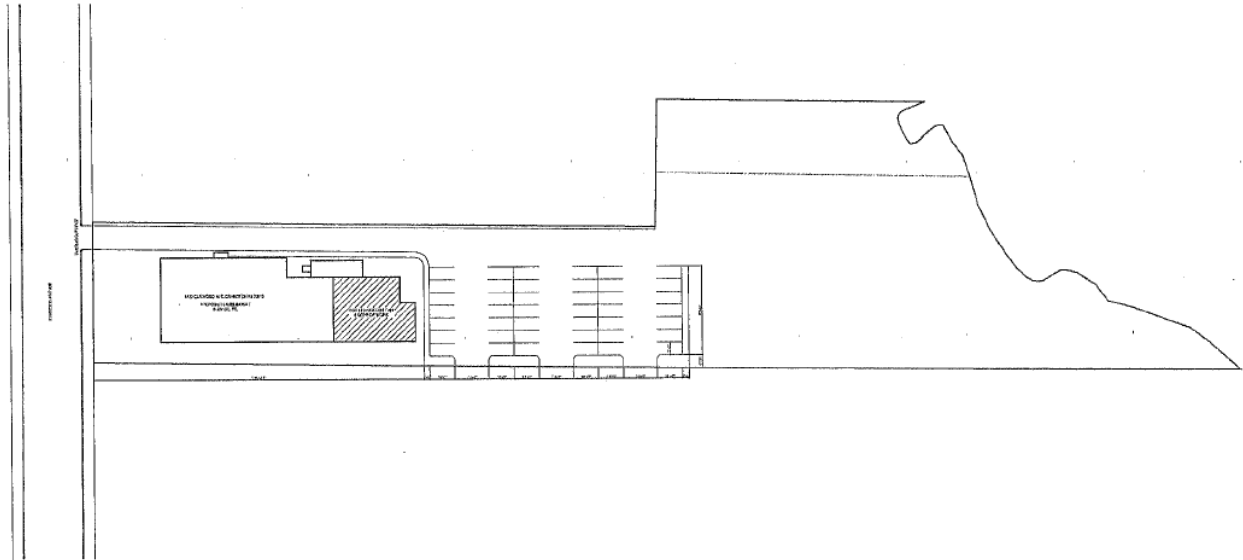


STREET VIEW

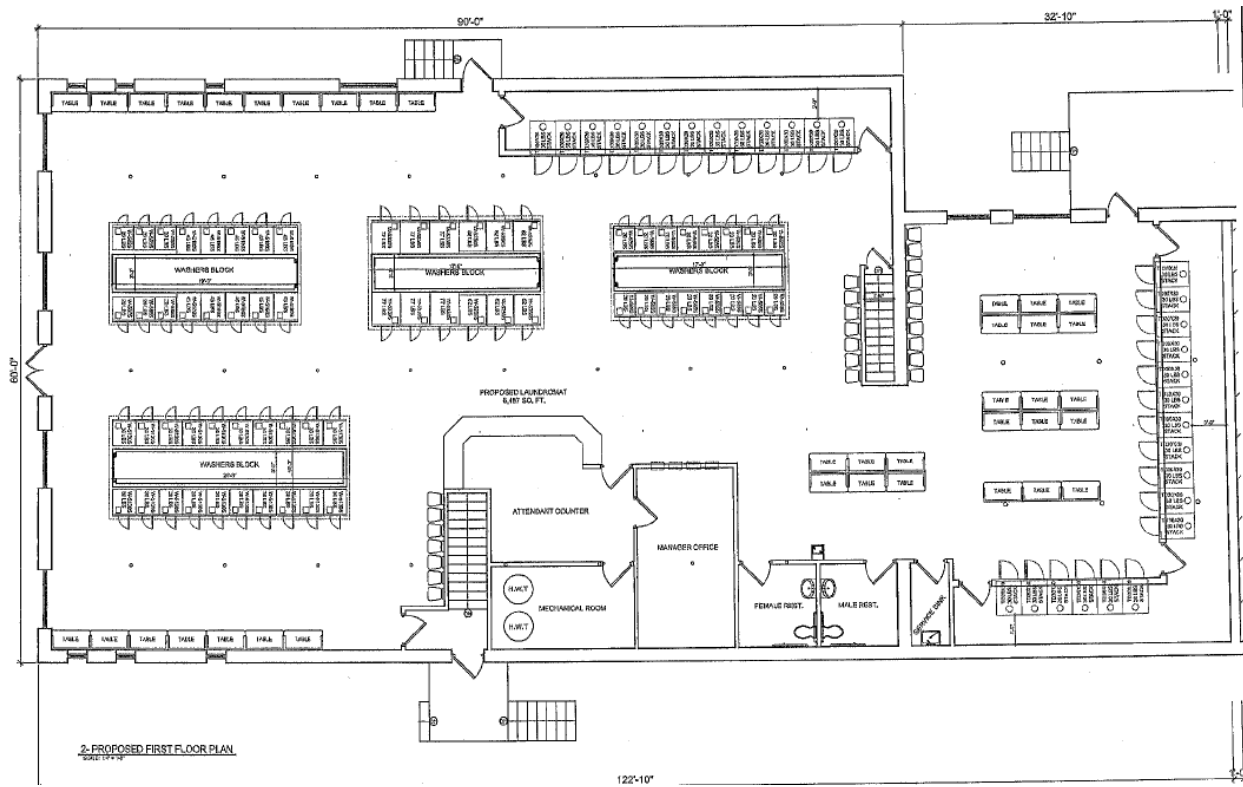


View from Elmwood Avenue (Google Street View, Aug 2023)

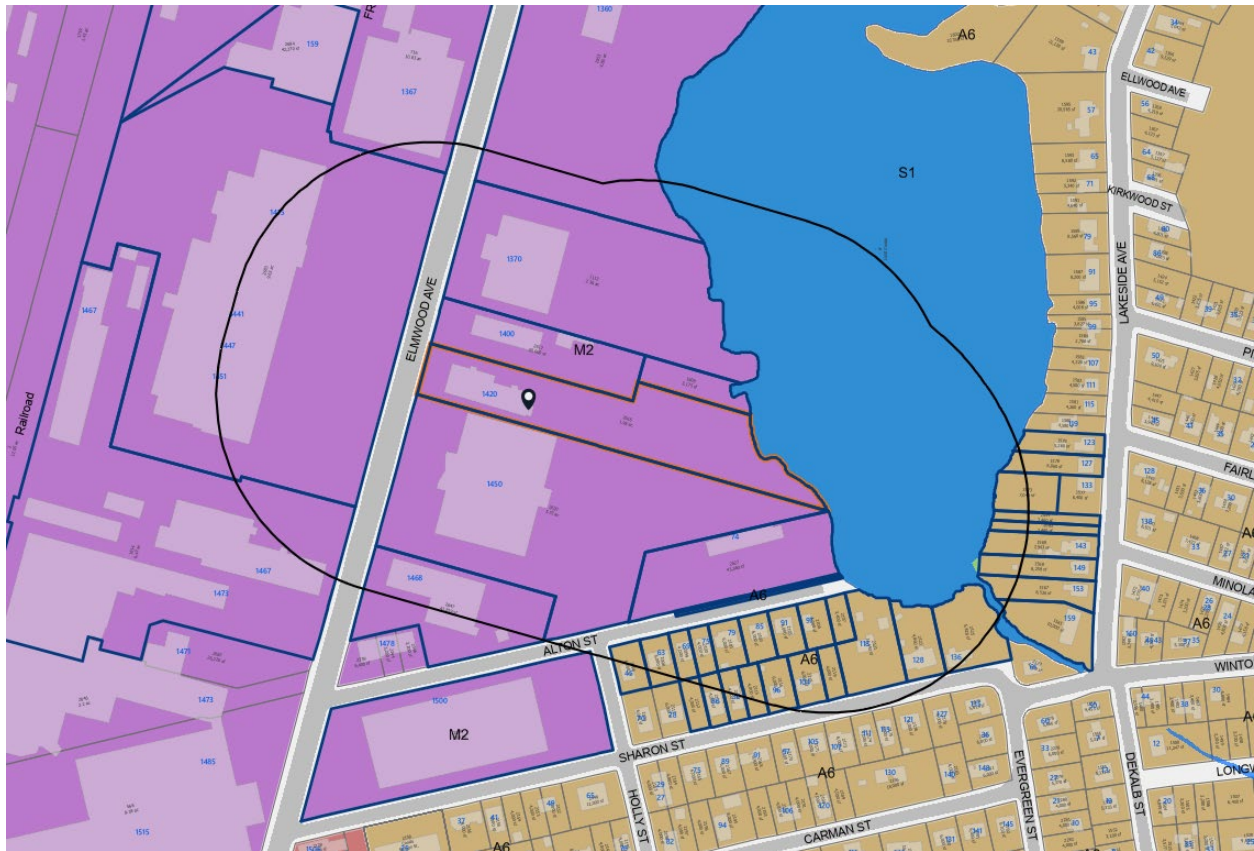
SITE PLAN



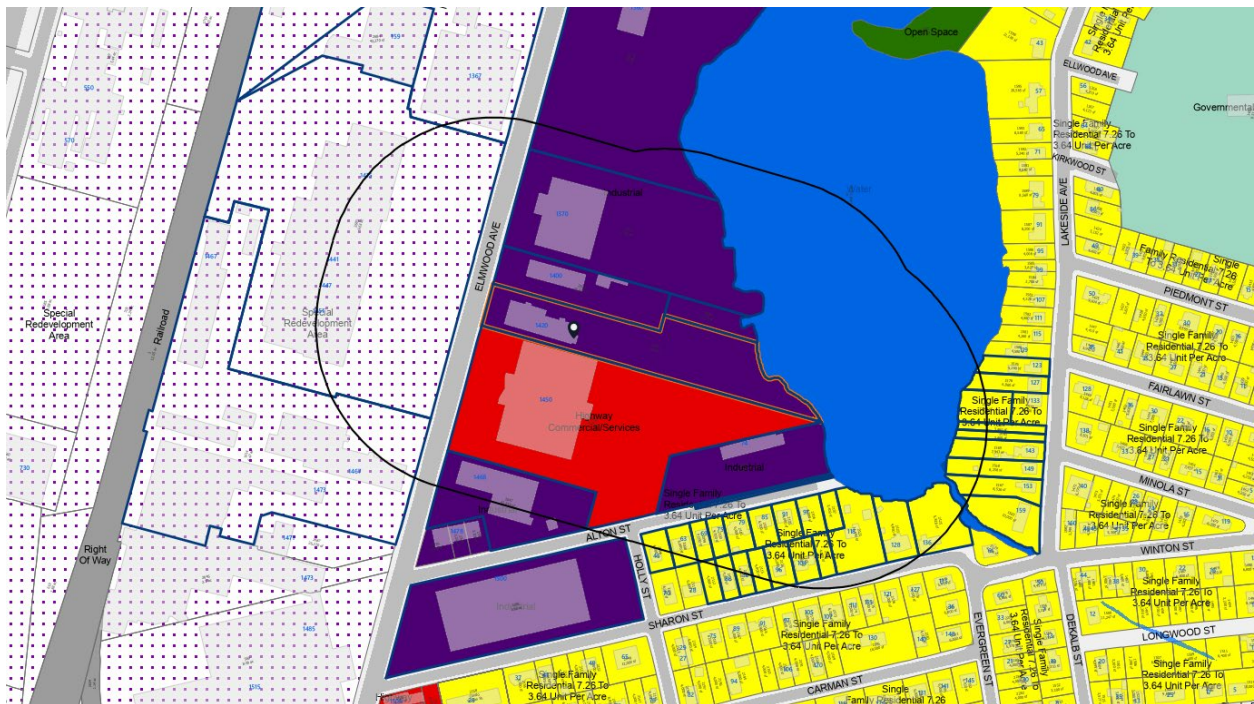
FLOOR PLAN



ZONING MAP



FUTURE LAND USE MAP



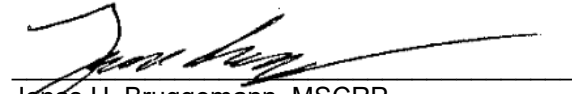
Findings of Fact:

- The Applicant has requested specific relief in their Application, namely:
 - 17.20.030 – Schedule of Uses
 - Laundromats are not permitted in the M-2 district. They are only permitted in commercial districts.
- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood 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 commercial and industrial in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
 - The property is surrounded by commercial uses (commercial day care, bowling center, grocery stores).
 - Laundromats can produce nuisances such as odors similarly to some industrial uses. Therefore, a laundromat is compatible with similar uses typically reserved for industrial areas.
 - The existence of a laundromat would not impact existing or potential future industrial uses on nearby M-2 zoned properties. The proposal to convert the building to this use would not prohibit future redevelopment of this property to an industrial use.
- The Future Land Use Map (FLUM) designates the subject property as “*Industrial*.”
 - The Comprehensive Plan is silent on the specific use of laundromats.
 - The Comprehensive Plan does not provide a description of the FLUM designation of “*Industrial*”.
 - Policy LU-11 states that commercial land retail activities should not intrude into industrial zones. As laundromats are considered a commercial use in the Zoning Ordinance, one can infer that that the proposed use is not compatible with the FLUM designation of “*Industrial*”.
- Staff find that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential (re)development support the approval of this Application:
 - Goal ED-2: Attract capital into the Cranston area and expand the City’s economic base.
 - Policy ED-23: Revitalize underused areas of the City for uses that are in keeping with the needs and values of the community.
- Staff find that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential (re)development do not support the approval of this Application:
 - Policy LU-11: Prevent the intrusion of commercial land retail activities into industrial zones, particularly those that might lead to strip commercial development. However, mixed-use commercial office and industrial parks and auxiliary commercial activities that serve the needs of an industrial park should not be discouraged.
- While the proposed use is inconsistent with the FLUM designation, it addresses the inconsistency in the following ways:
 - The proposal is consistent with the general character of the area and will not restrict any future industrial development on the subject property or neighboring properties.
 - The proposal is an adaptive reuse project of an underutilized property aligning with Comprehensive Plan Goal ED-2 and Policy ED-23.

Recommendation:

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application consistent with the goals and purposes of the Comprehensive Plan, addresses any inconsistencies with the Comprehensive Plan, is compatible with the general character of the surrounding neighborhood. Staff therefore recommend 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,



Jonas U. Bruggemann, MSCRP
Senior Planner/Administrative Officer

Cc: City Planning Director
File