

Memo

To: Cranston City Plan Commission
From: Amelia Lavalley, Planning Intern
Date: March 29, 2023
Re: "35 Carlsbad Street, 0 Carlsbad Street" – AP 7, Lots 3141 & 3744
Ordinance #2-23-02: Zone Change from "M-2 & C-4" to "M-2 with conditions"

I. Proposal

This memo contains background information, staff analysis, findings, and the recommendation for the zone change petition above noted. If the ordinance is successfully approved, the applicant will then submit a development plan review application for consideration.

The proposed zone change is from a split zone, "M-2" (General industry) and "C-4" (Highway business) to "M-2 with conditions". The specific "conditions" associated with this zone change are as follows;

- The following **uses** shall be allowed at the property, any use not listed below shall be deemed as not allowed.
 - Industrial: Manufacture light, Warehousing, commercial
- The following **parking & loading** requirements shall not apply to the property.
 - Curb of Cape Code berm required around parking perimeter (17.84.150.A.7)
 - Requirement for parking aisles and cross drive aisles (17.84.150.A.3)
- The following **schedule of intensity regulations** shall apply to the property.
 - Minimum yards (ft.) front – 0 ft. (from required 40 ft.)
 - Minimum yards (ft.) rear – 0 ft. (from required 30 ft.)
 - Minimum yards (ft.) side – 0 ft. (from required 25 ft.)
 - Maximum building height – 65 ft. (from maximum 35 ft.)
 - The applicant initially requested a (45 ft.) maximum height allowance, since amended from (45 ft.) to (60 ft.) for efficient space utilization of a major industrial development.
- The following **development and landscaping design standards** shall not apply to the property.
 - Requirement for landscaping within parking areas (17.84.140.C.7.)
 - Requirement for buffer strip at rear lot line and minimum buffer width (17.84.140.C.6)
 - Requirement of 1 tree for every 35 feet (17.84.140.C.4.)
 - Requirement for minimum percentage of lot to be landscaped (17.84.140.C.1b.)

A corresponding Comprehensive Plan Amendment petition is NOT needed in this case as the subject property is currently designated as "General Industry" and "Highway

business". In this regard, the proposed zone change is consistent with the City's Comprehensive Plan as the proposed change unifies a split zone for general industrial use (M-2).

The property owner and developer is Taco Products, Inc., d/b/a Taco Comfort Solutions ("Taco"), main facility located at 1160 Cranston Street, Cranston, RI 02920. Taco is proposing to construct a new building of approximately 97,860 sq ft. on a currently vacant parcel of land at 35 Carlsbad Street. The new facility will be used for light manufacturing and warehousing.

The City Plan Commission is charged with reviewing the staff findings and recommendation and providing a formal recommendation on Ordinance #2-23-02 to the City Council. The actual language and format of Ordinance #2-23-02 is attached at the close of this memo for reference.

NEIGHBORHOOD AERIAL VIEW

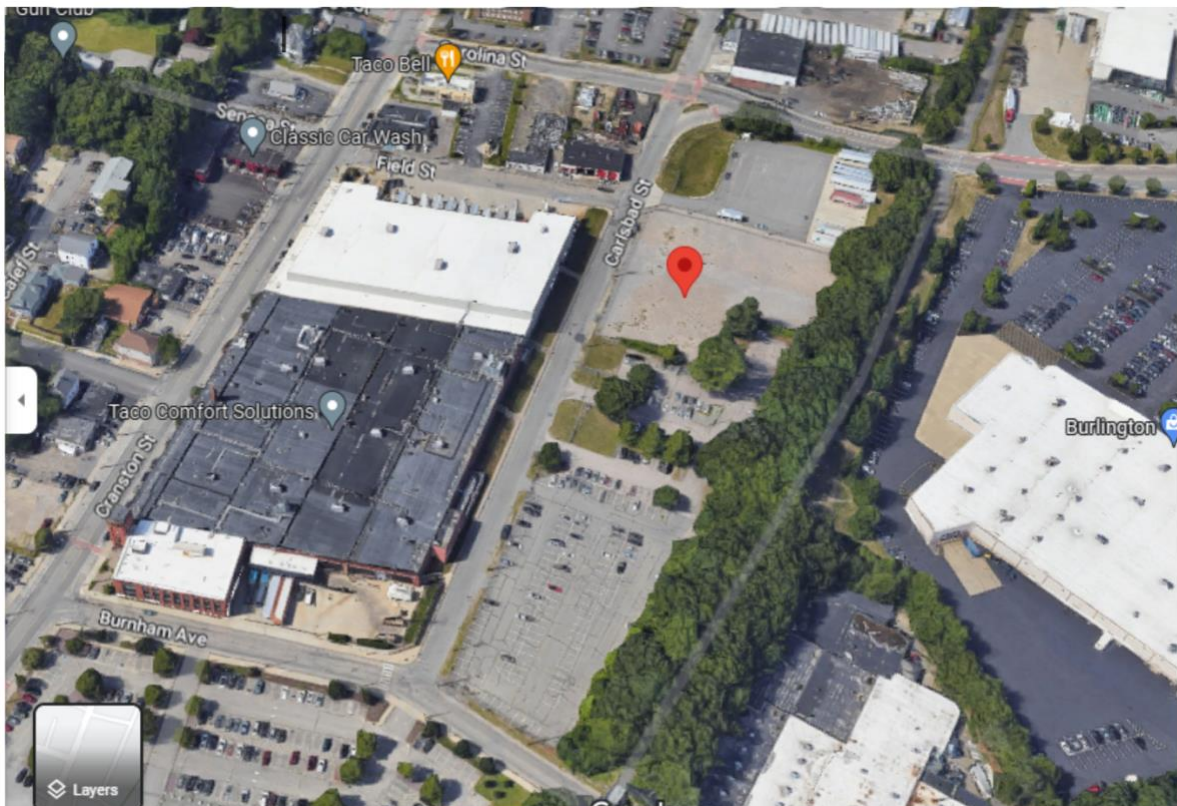
(subject parcel marked in orange, 400 foot radius marked in black)



PARCEL AERIAL VIEW



3-D AERIAL VIEW



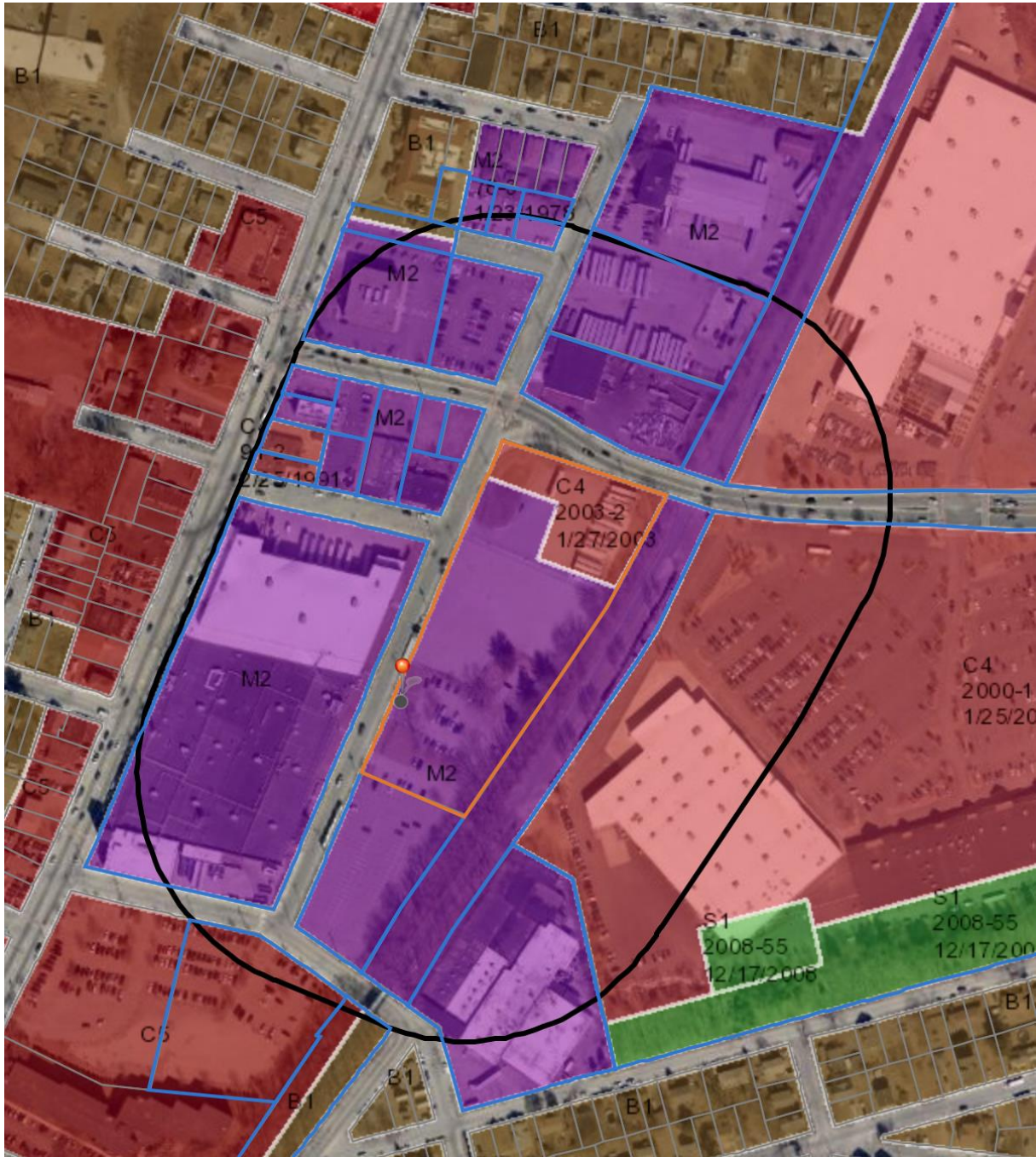
STREET VIEW (from Carlsbad Street)



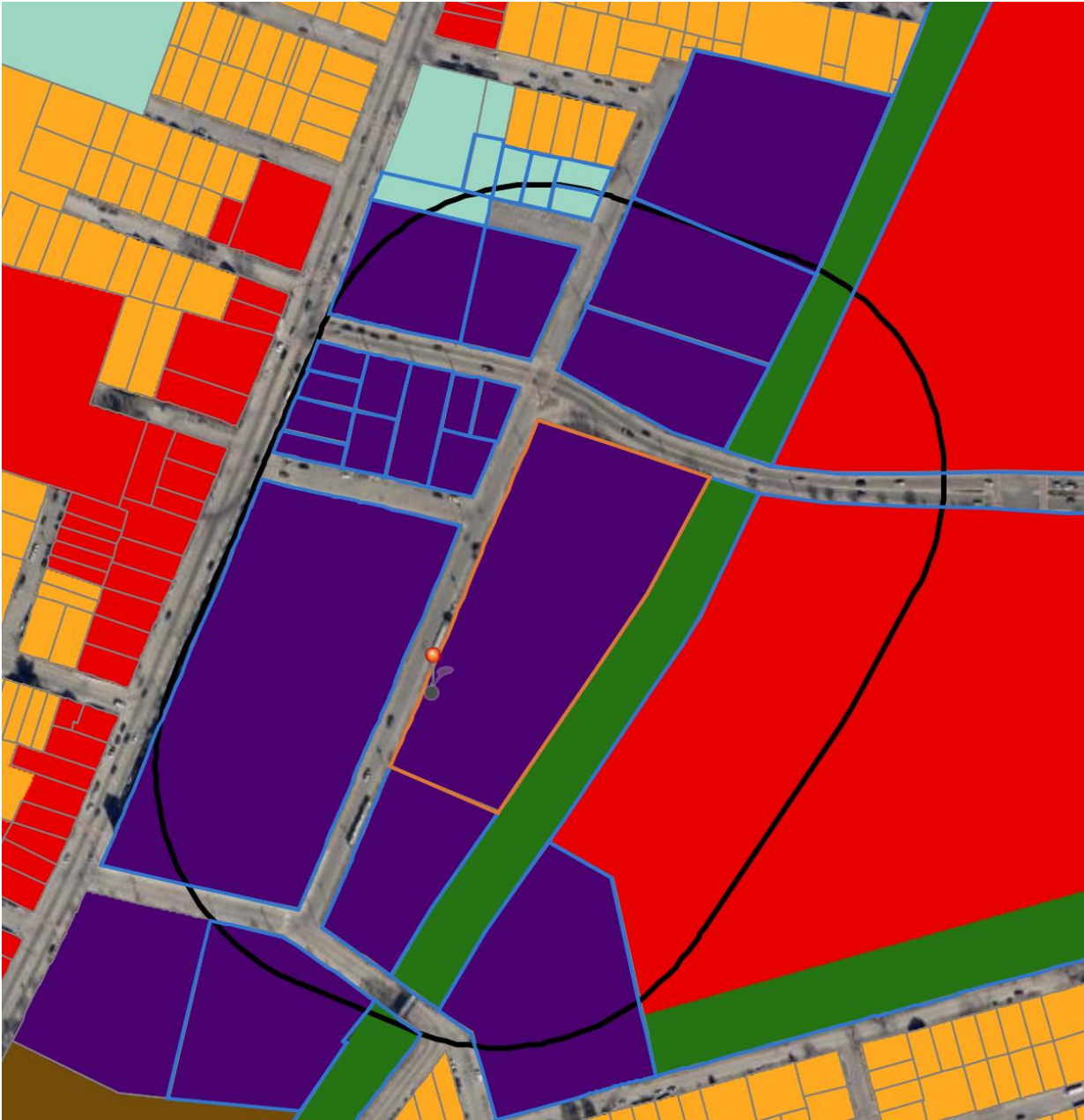
STREET VIEW (from Carlsbad Street)



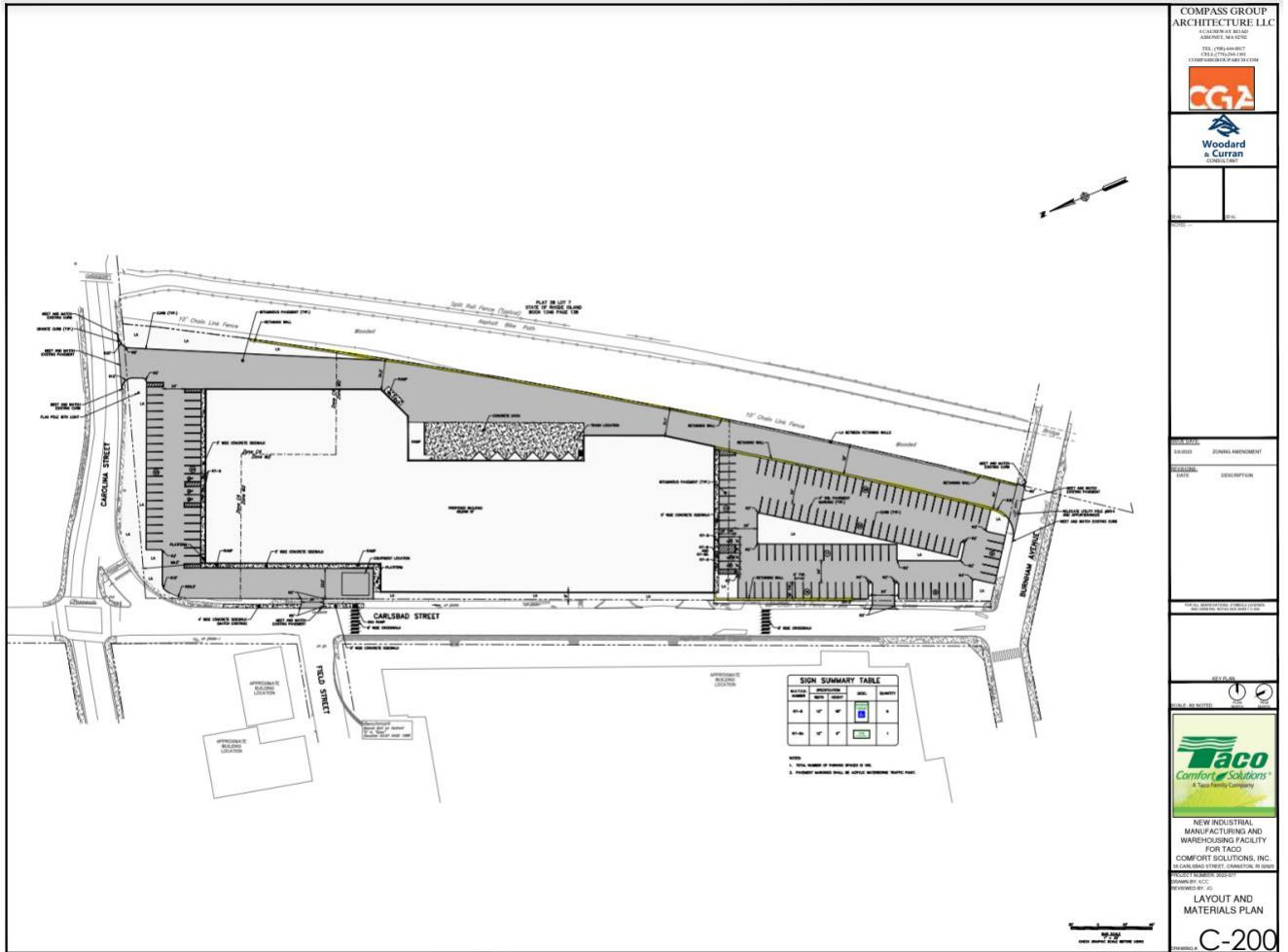
EXISTING ZONING MAP



FUTURE LAND USE MAP

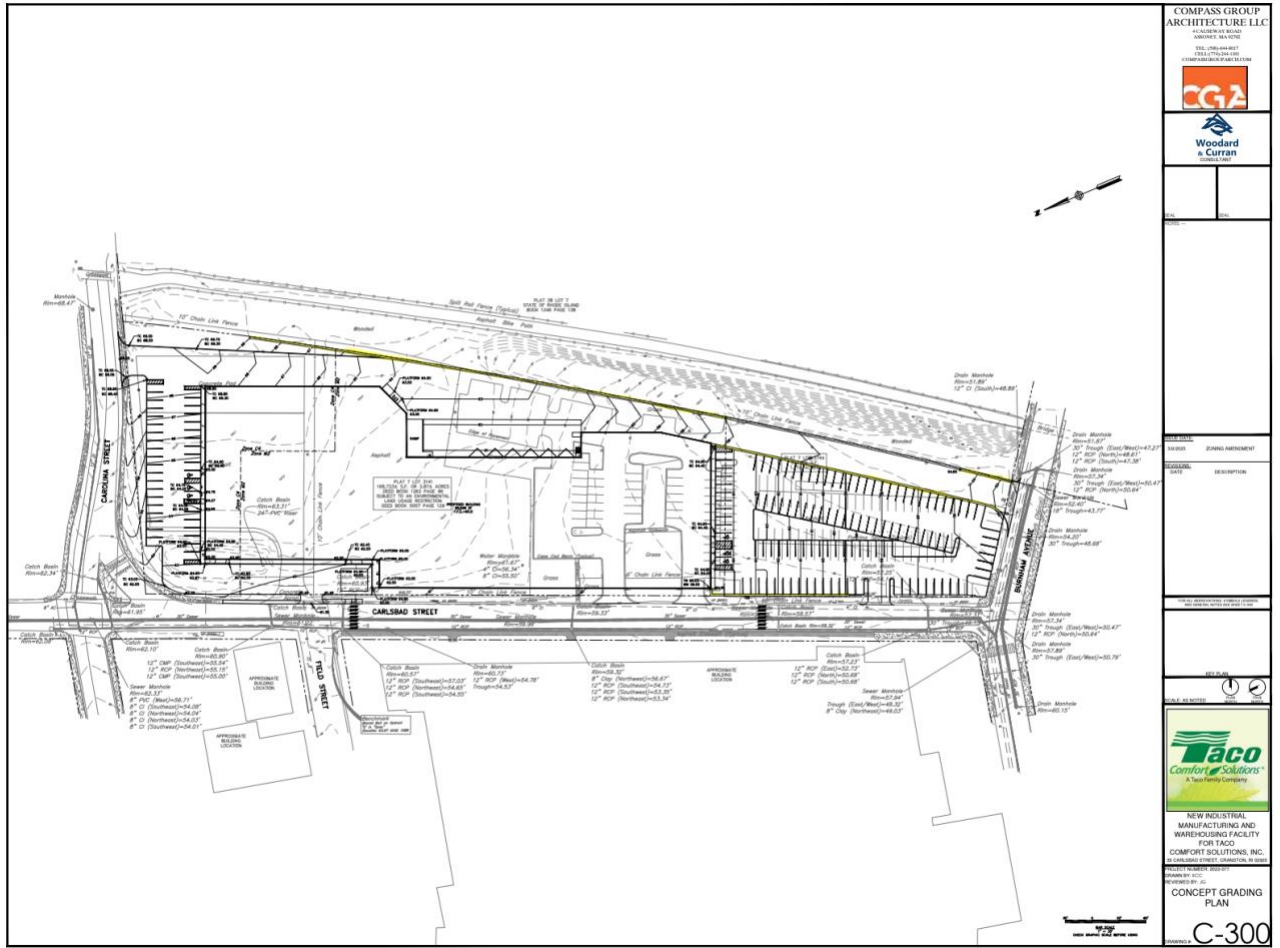


PROPOSED SITE LAYOUT



Site plan provided by applicant for informational purposes only should the ordinance be adopted

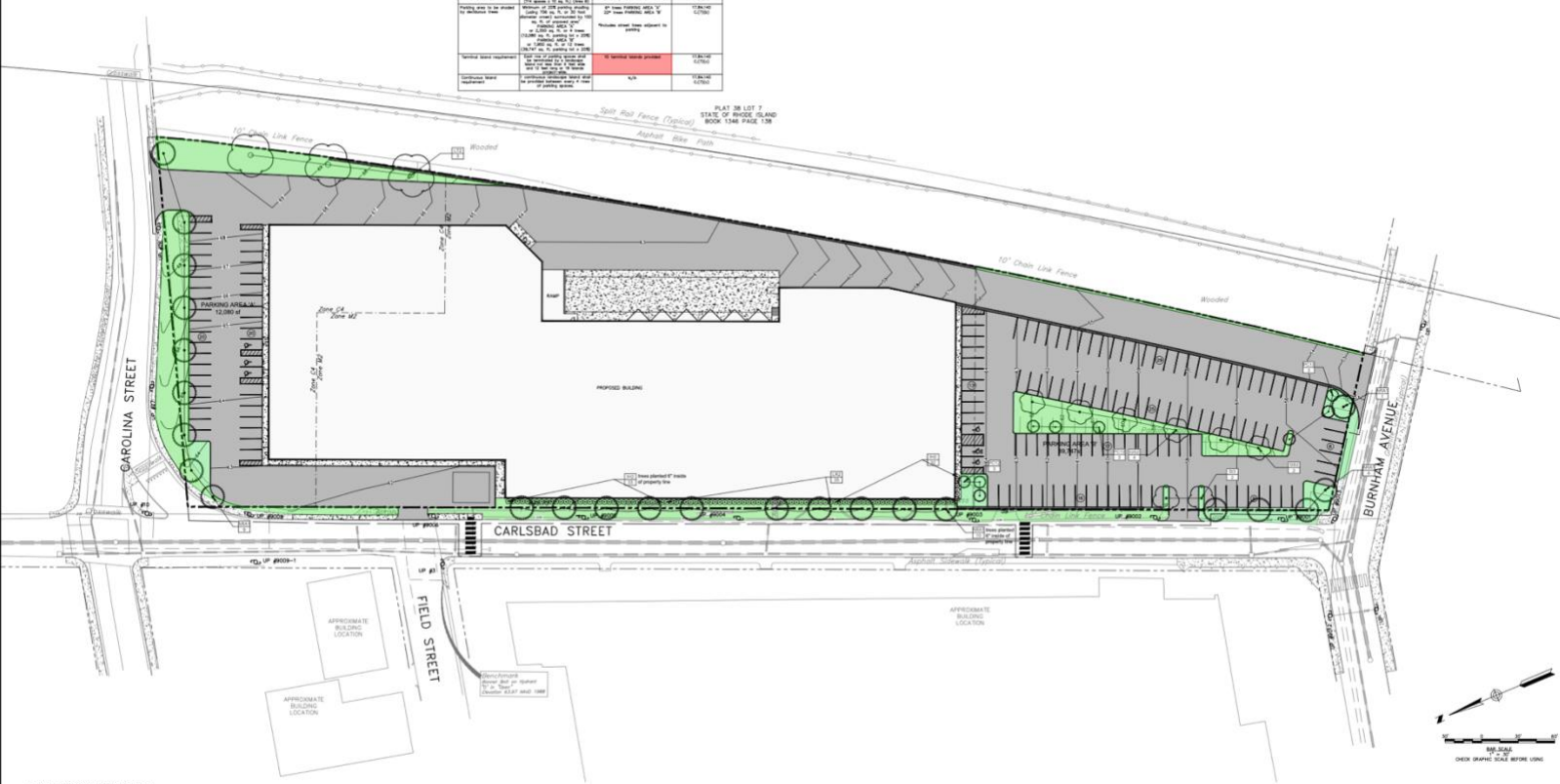
PROPOSED GRADING PLAN



COMPASS GROUP ARCHITECTURE LLC <small>INCORPORATED ANNISTON, ALABAMA</small>   <small>1501 OLIVE DRIVE BIRMINGHAM, AL 35202 205.975.9400 FAX WWW.COMPASSGROUPARCHITECTURE.COM</small>	
PROJECT:	GENERAL MANUFACTURE
DATE:	REVISION
BY:	
CHECKED:	
DATE:	
SCALE:	AS SHOWN
 NEW INDUSTRIAL MANUFACTURING AND WAREHOUSING FACILITY FOR TACO COMFORT SOLUTIONS, INC. <small>2020 CARLETON STREET, HOUSTON, TX 77058 281.292.8111 WWW.COMFORTSOLUTIONS.COM</small>	
CONCEPT GRADING PLAN	
C-300	

PROPOSED LANDSCAPE PLAN

Parking Area Landscaping Requirements			
Plant Species	Quantity	Notes	Remarks
Plant Species	Quantity	Notes	Remarks
Plant Species	Quantity	Notes	Remarks
Plant Species	Quantity	Notes	Remarks
Plant Species	Quantity	Notes	Remarks
Plant Species	Quantity	Notes	Remarks
Plant Species	Quantity	Notes	Remarks
Plant Species	Quantity	Notes	Remarks
Plant Species	Quantity	Notes	Remarks



LANDSCAPE PLAN
1" = 30'

PROPOSED RENDERING OF SITE



II. Planning Analysis

Based on staff review, the zone change petition is consistent with the City's Comprehensive Plan with regard to both the Plan's Future Land Use Map and the Plan's policy framework. The Future Land Use Map designation for the subject property is "General industry". The applicant is seeking a zone change to "M-2 with conditions" so the proposed zoning district is better aligned with the Future Land Use Map as opposed to the current split zone of M-2 and C-4 ("Highway business").

As previously discussed, the conditions associated with this zone change include specific uses (industrial; light manufacturing and warehousing, commercial), specific parking & loading requirements, dimensional conditions (i.e., front, rear, and side setbacks and height), and specific landscaping and design standards. It is salient to note that the proposed conditional uses are allowed under the M-2 designation.

- In consideration of policy guidance outlined in the Comprehensive Plan concerning adequate infrastructure and zoning for industrial development, and the Future Land Use Map designation unifying the existing split zone of M-2 & C-4 to a straight M-2 zone, staff finds these requests to be modest for a major industrial expansion of this scope.

III. Findings

Cranston Comprehensive Plan 2010

The proposed zone change from the split zone, "M-2 & C-4" to "M-2 with conditions" has been reviewed with respect to consistency with the Comprehensive Plan. This petition is consistent with the Future Plan Land Use Map, designated specifically as a straight, M-2 "General industry" zone.

Additionally, the proposed zone change is consistent with the Comprehensive Plan's policy framework with specific regard to strengthening industrial development needs, specifically;

- Land Use Goal #4; Ensure that sufficient land is properly zoned and provided with adequate infrastructure to provide for the City's future industrial development needs.
 - o LUG 4.1; Maintain a current inventory of existing industrial facilities that could accommodate expansion and redevelopment; identify barriers to economic growth and the public actions necessary to preserve the existing industrial base.
- Economic Development Goals & Policies Element #4; Add to the City's taxable property base by constructing industrial and commercial structures which are properly designed and sited in keeping with environmental, planning and design considerations.
- Economic Development Policy (EDP) 1.1 – Maintain, enhance, and encourage diversification of the city's present manufacturing base.

Based on the above, staff finds that Ordinance #2-23-02 is consistent with the City's Comprehensive Plan.

Findings Under §17.04.010 City Code

Sec. 17.120.030 requires that the City Plan Commission as part of its recommendation to the City Council “Include a demonstration of recognition and consideration of each of the applicable purposes of zoning as presented in Section 17.04.010 of this title.”

Section 17.04.010 set forth the General Purpose for Title 17 (Zoning Ordinance) of the City Code. To the extent that any development of the subject properties will be required to comply with all aspects of the Zoning Ordinance, including Development Plan Review, staff finds that the proposed rezone will adequately address the appropriate purposes detailed in §17.04.010.

IV. Recommendation

Ordinance #2-23-02: Zone Change from “M-2 & C-4” to “M-2 with conditions”

Based on the findings that Ordinance #2-23-02 is consistent with City’s Comprehensive Plan, addressing specific aforementioned policies related to land use and economic development goals, and adequately fulfills the Future Land Use Map designation of industrial use, staff recommends that the Plan Commission send a **positive recommendation** on this application, including the aforementioned amendments, to the City Council.

ORIGINAL ORDINANCE

2-23-02

THE CITY OF CRANSTON

ORDINANCE OF THE CITY COUNCIL

IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON,
2005, ENTITLED 'ZONING'
(CHANGE OF ZONE – 35 Carlsbad Street Plat 7 Lot 3141 & 0 Carlsbad Street Plat 7 Lot
3744)

No.

Passed:

Jessica M. Marino, Council President

Approved:

Kenneth J. Hopkins, Mayor

It is ordained by the City Council of the City of Cranston as follows:

Section 1. That the Zoning Map accompanying and made a part of Chapter 17 of the Code of the City of Cranston, Rhode Island, 2005, entitled "Zoning", as adopted December 1, 2016, as amended, is hereby further amended, as follows:

By deleting therefrom the following:

- The M-2 Zoning District from Lot 3744 of Plat 7 (0 Carlsbad Street); and
- The M-2 and C-4 Zoning District from Lot 3741 of Plat 7 (35 Carlsbad Street).

And by adding thereto the following:

- The M-2 Zoning District with Conditions on Lot 3744 of Plat 7 (0 Carlsbad Street) and Lot 3741 of Plat 7 (35 Carlsbad Street).

Referenced "Conditions" are as follows:

1. **Permitted Uses:** The following uses shall be allowed at the Property. Any use not listed below shall be deemed as not allowed.

INDUSTRIAL
Manufacture light
Warehousing, commercial

2. **Parking & Loading:** Parking and loading requirements shall be as set forth in the Ordinance, provided that the following requirements shall not apply to the Property:
17.84.150.A.7 (curb or Cape Code berm required around parking perimeter); and
17.84.150.A.3 (requirement for parking aisles and cross drive aisles).

U/Ordinances/Zone Changes/Carlsbad St. (Taco)

49
50
51

3. **Dimensional Regulations:** The following schedule of intensity regulations shall apply to the Property:

District	Minimum Lot Area (sq. ft.)	Minimum Lot Width and Frontage (ft.)	Minimum Yards (ft) Front	Minimum Yards (ft.) Rear	Minimum Yards (ft.) Side	Maximum Lot Coverage	Maximum Building Height
M-2	60,000	200	0	0	0	60%	45 ft

52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68

4. **Development & Landscaping Design Standards:** Development and landscaping design standards shall be as set forth in the Ordinance, provided that the following requirements shall not apply to the Property: 17.84.140.C.7 (requirement for landscaping within parking areas); 17.84.140.C.6 (requirement for buffer strip at rear lot line and minimum buffer width); 17.84.140.C.4 (requirement of 1 tree for every 35 feet); and 17.84.140.C.1b (requirement for minimum percentage of lot to be landscaped). Landscaping shall be approved by the Development Plan Review Committee (DPRC). Existing or proposed landscaping on City-owned rights of way shall be credited to the Property for purposes of development review.

5. **Time Limit on Development Plan Approval:** Notwithstanding the provisions of Sec. 17.84.090, development plan approval shall lapse after one year if construction has not begun. The one year period shall start on the date an approval is filed with the city clerk and shall not include such time required to pursue or await an appeal. Upon written request, the DPRC may extend an approval for good cause shown.

Section 2. This ordinance shall take effect upon its final adoption.

69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84

Positive Endorsement:

Negative Endorsement: (Attach reasons)

City Solicitor Date

City Solicitor Date

Petition filed by John Gianpietro

Sponsored by Councilman Donegan

Referred to Ordinance Committee April 13, 2023

AMENDED ORDINANCE

THE CITY OF CRANSTON

ORDINANCE OF THE CITY COUNCIL

IN AMENDMENT OF CHAPTER 17 OF THE CODE OF THE CITY OF CRANSTON,
2005, ENTITLED 'ZONING'
(CHANGE OF ZONE – 35 Carlsbad Street Plat 7 Lot 3141 & 0 Carlsbad Street Plat 7 Lot
3744)

No.

Passed:

Jessica M. Marino, Council President

Approved:

Kenneth J. Hopkins, Mayor

It is ordained by the City Council of the City of Cranston as follows:

Section 1. That the Zoning Map accompanying and made a part of Chapter 17 of the Code of the City of Cranston, Rhode Island, 2005, entitled "Zoning", as adopted December 1, 2016, as amended, is hereby further amended, as follows:

By deleting therefrom the following:

The M-2 Zoning District from Lot 3744 of Plat 7 (0 Carlsbad Street); and
The M-2 and C-4 Zoning District from Lot 3741 of Plat 7 (35 Carlsbad Street).

And by adding thereto the following:

The M-2 Zoning District with Conditions on Lot 3744 of Plat 7 (0 Carlsbad Street) and Lot 3741 of Plat 7 (35 Carlsbad Street).

Referenced "Conditions" are as follows:

1. **Permitted Uses:** The following uses shall be allowed at the Property. Any use not listed below shall be deemed as not allowed.

INDUSTRIAL
Manufacture light
Warehousing, commercial

2. **Parking & Loading:** Parking and loading requirements shall be as set forth in the Ordinance, provided that the following requirements shall not apply to the Property: 17.84.150.A.7 (curb or Cape Code berm required around parking perimeter); and 17.84.150.A.3 (requirement for parking aisles and cross drive aisles).

