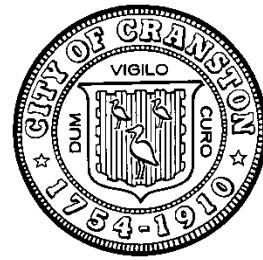


City Planning Department



Memo

To: Cranston City Plan Commission
From: Gregory Guertin, Senior Planner
Date: December 14, 2022
Re: Dimensional Variance Application @ 0 Narragansett Ave

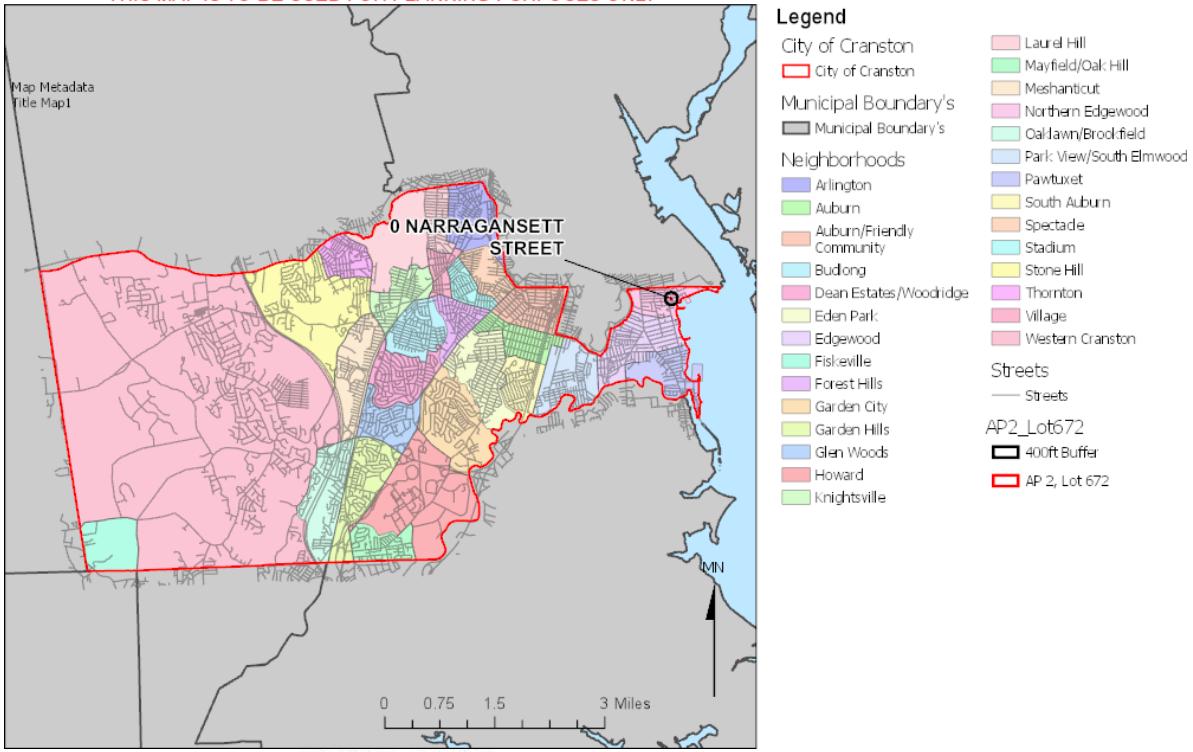
Owner: Sokheng Rithy
Applicant: Sokheng Rithy
Location: AP 2 Lot 672
Zone: B2 (Single-Family, Two-Family Dwellings and Multi-Family Dwellings)
FLU: Residential Less than 10.89 Units Per Acre

DIMENSIONAL VARIANCE REQUEST:

To allow the construction of a two-family dwelling unit that exceeds multiple dimensional standards within the zoning code for a B-2 zone [17.20 – Permitted Uses].

LOCATION

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



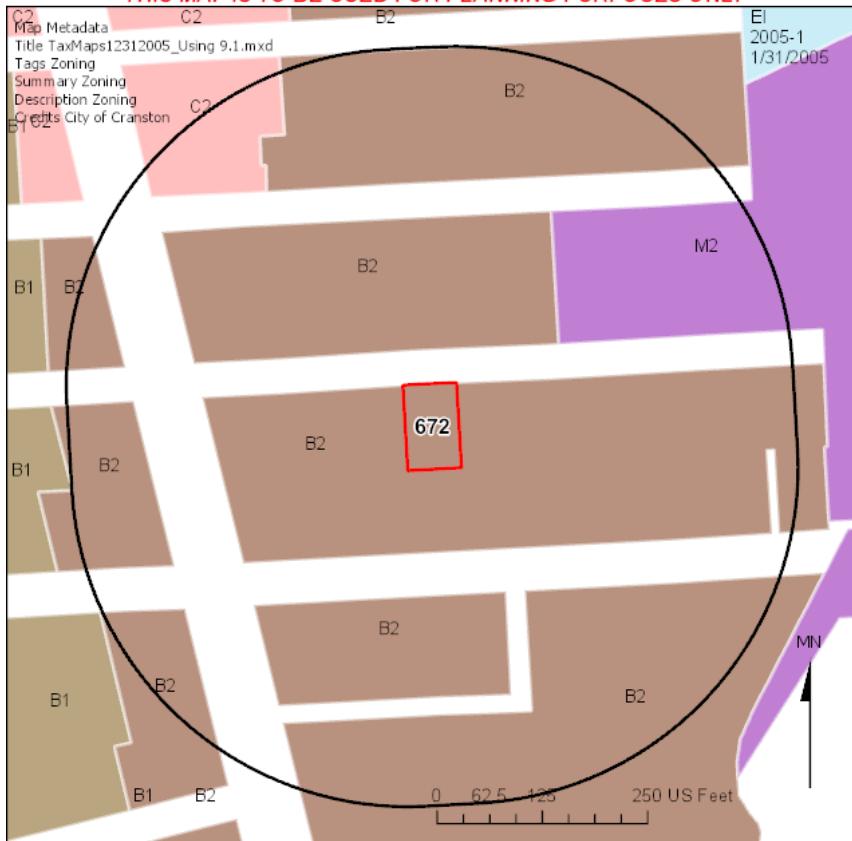
AERIAL VIEW

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



ZONING

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



Legend

Zoning

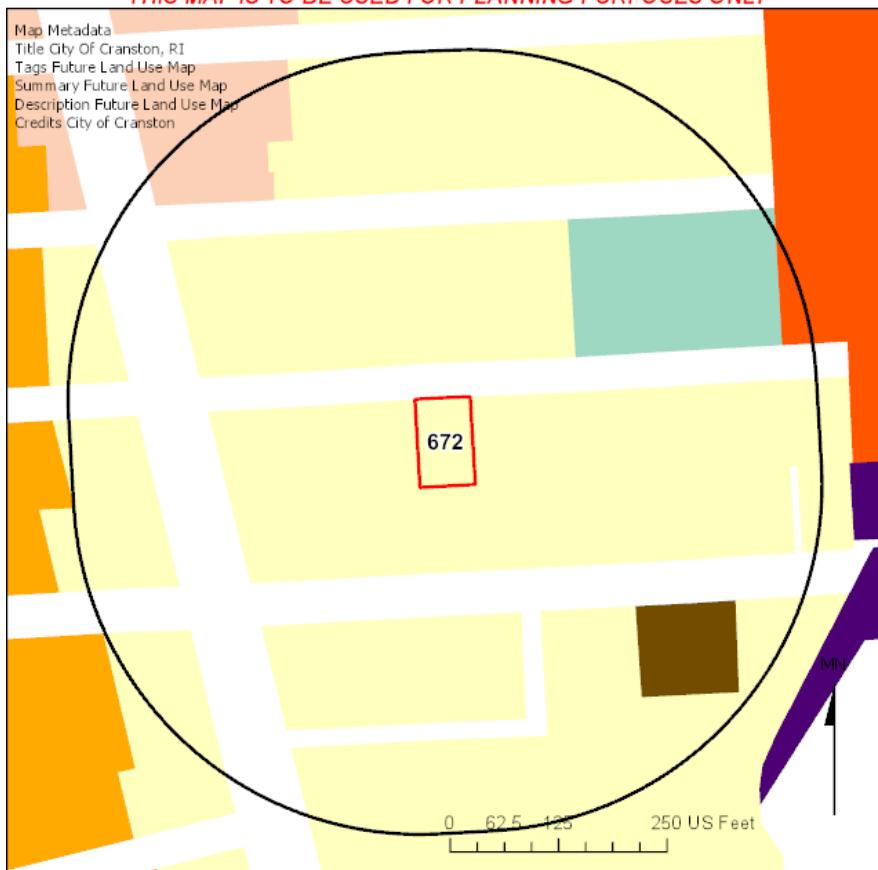
- B1
B2
C2
M2
EI

AP2_Lot672

-  400ft Buffer
 -  AP 2, Lot 672

FUTURE LAND USE

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



Legend

Future Land Use

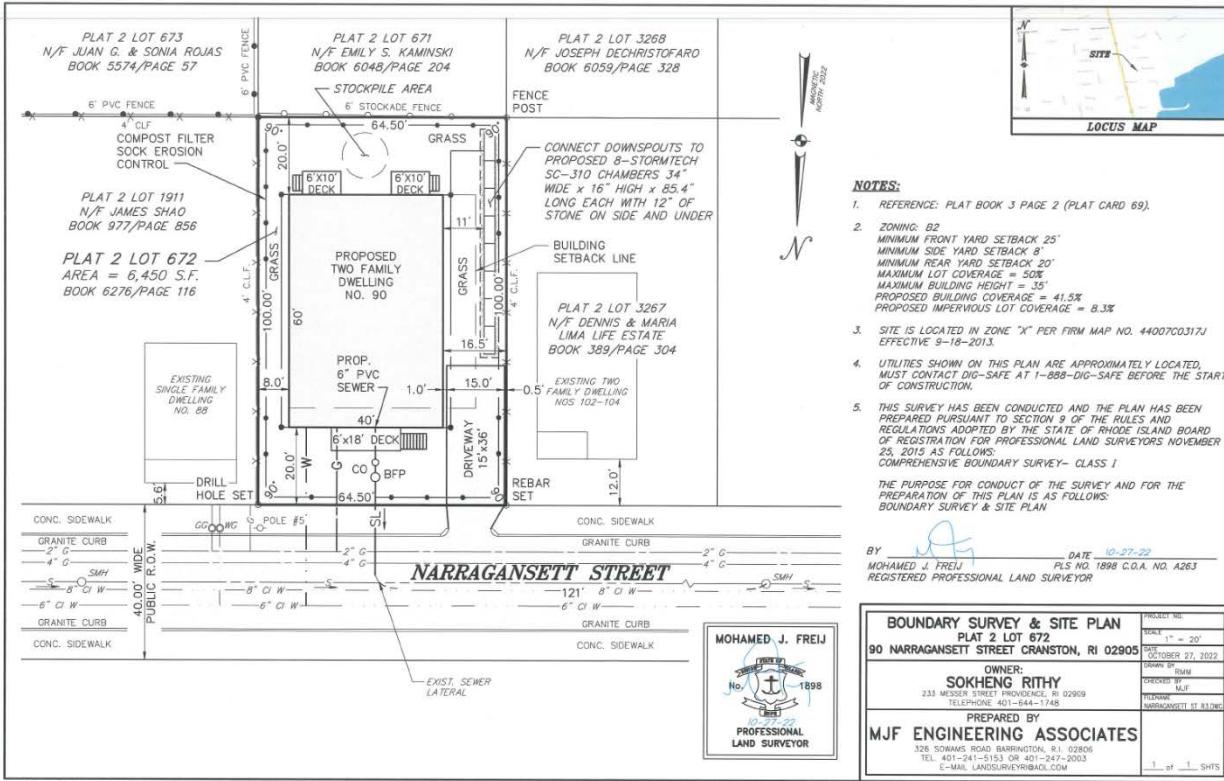
- A vertical legend on the left side of the map, consisting of colored squares next to their corresponding land use categories. The categories are: Governmental/Institutional (teal), Industrial (dark purple), Mixed Plan Development (orange-red), Multifamily (dark brown), Neighborhood Commercial/Services (light orange), Residential Less Than 10.39 Units Per Acre (yellow), Single/Two Family (light blue), and Residential Less Than 10.89 Units Per Acre (orange).

Land Use Category
Governmental/ Institutional
Industrial
Mixed Plan Development
Multifamily
Neighborhood Commercial/ Services
Residential Less Than 10.39 Units Per Acre
Single/Two Family
Residential Less Than 10.89 Units Per Acre

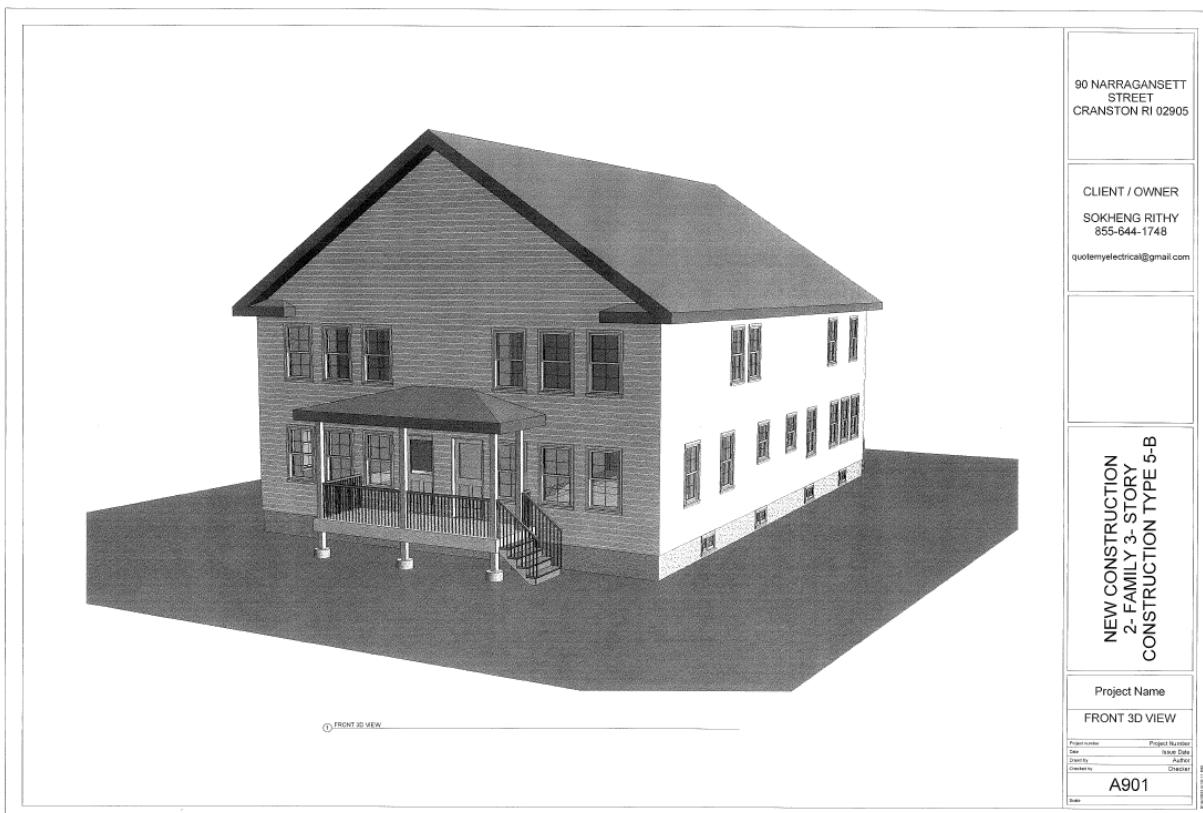
AP2_Lot672

-  400ft Buffer
 AP 2, Lot 672

SITE PLAN



RENDERING OF PROPOSED DWELLING (FRONT)



FRONT OF LOT (Southeast)



FRONT OF LOT (Southwest)



FINDINGS OF FACT:

- The applicant proposes to construct a two-family dwelling on an under-sized lot that also exceeds allowable lot coverage. The applicant is seeking relief from use requirements within Section 17.20 (Permitted Uses).
- The applicant itemized specific relief requests in their application form, namely the following elements:
 - Permitted Uses (Sections 17.20.070 and 17.20.120)
 - 17.20.120 Schedule of Intensity
 - Under this section of the zoning regulation, a two-family dwelling requires 8000 sq-ft whereas this lot area is 6450 sq-ft.
 - Additionally, the proposed structure exceeds the maximum lot coverage
 - Maximum lot coverage for a two-family dwelling on a B-2 district: 35%
 - Proposed lot coverage: 41.5%

ANALYSIS:

- The Future Land Use Map (FLUM) indicates that the desired density is 10.89 units per acre on the subject lot.
 - The proposed density for the subject lot is higher than what the FLUM calls for, at 13.6 Units per acre.
 - However, the average number of units per acre on existing lots with two family dwellings in this neighborhood already exceeds the proposed density of the subject lot at an average of 15.37units per acre.
- Existing non-conforming two-family dwelling units with lot area's less than the required 8000 sq-ft are common in this neighborhood and more specifically within a 400ft radius of the subject lot:
 - There are 11 lots (zoned B-2), each with an average lot area of 5686 sq-ft containing two-family dwelling units.
- Given the frequency of these existing non-conforming lots planning staff find this property to be consistent with the *Cranston Comprehensive Plan Housing Action-14*: "Preserve the quality and character of the built environment in selected areas throughout Cranston."
- *Housing Action 5* "Reduce the burden of zoning and building regulations" in the *Cranston Comprehensive Plan* supports the applicants request by reducing the burden of zoning and building regulations to allow the applicant to construct a two-family dwelling on an undersized lot that exceeds allowable lot coverage.

RECOMMENDATION:

Due to the findings that the applicants proposal is generally consistent with the Cranston Comprehensive Plan staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.