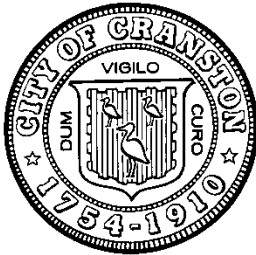


City Planning Department



Memo

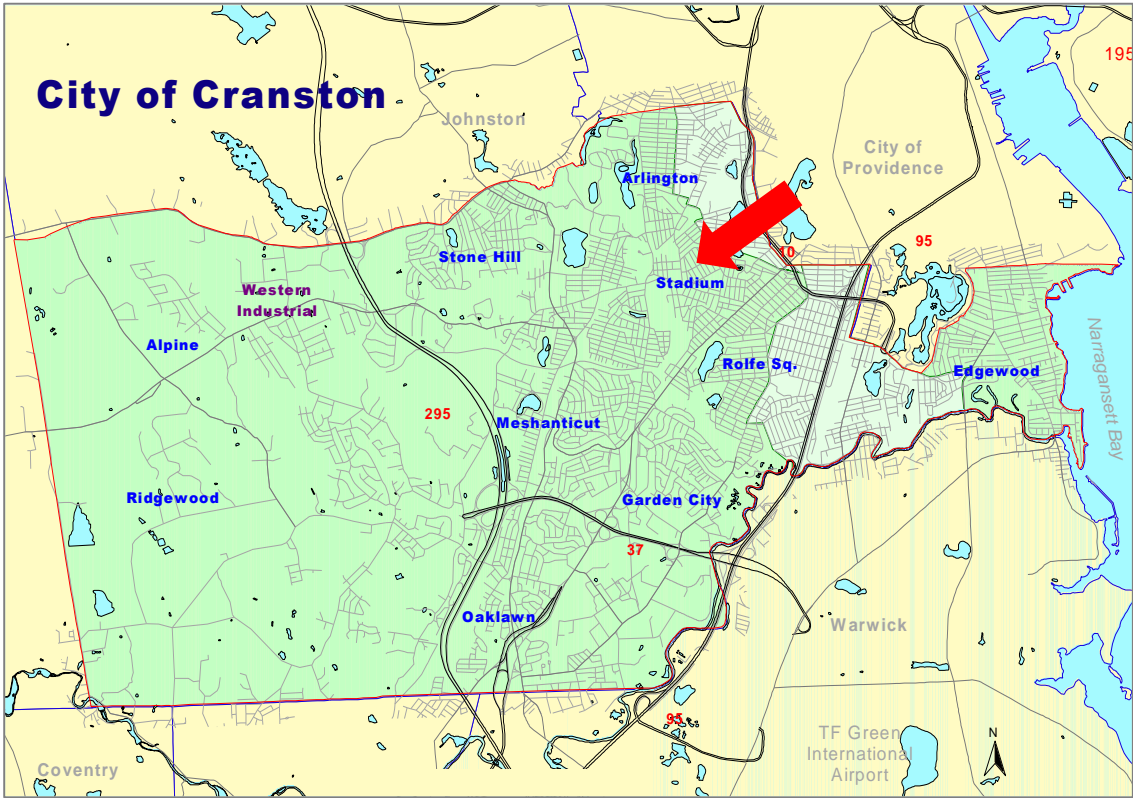
To: Cranston City Plan Commission
From: Doug McLean, AICP, Principal Planner
Date: November 1, 2021
Re: Dimensional Variance Application for 1776 B Cranston Street

Owner/App: Albert Casali and The Albert Casali Revocable Living Trust
Location: 1776 B Cranston Street; A.P. 11, Lots 275 and 276
Zone: C-5 (Highway Commercial)
FLU: Neighborhood Commercial/Services

DIMENSIONAL VARIANCE REQUEST:

1. To construct a building addition in the rear yard setback. [17.20.120- Schedule of Intensity Regulations]

LOCATION MAP



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



PARCEL AERIAL



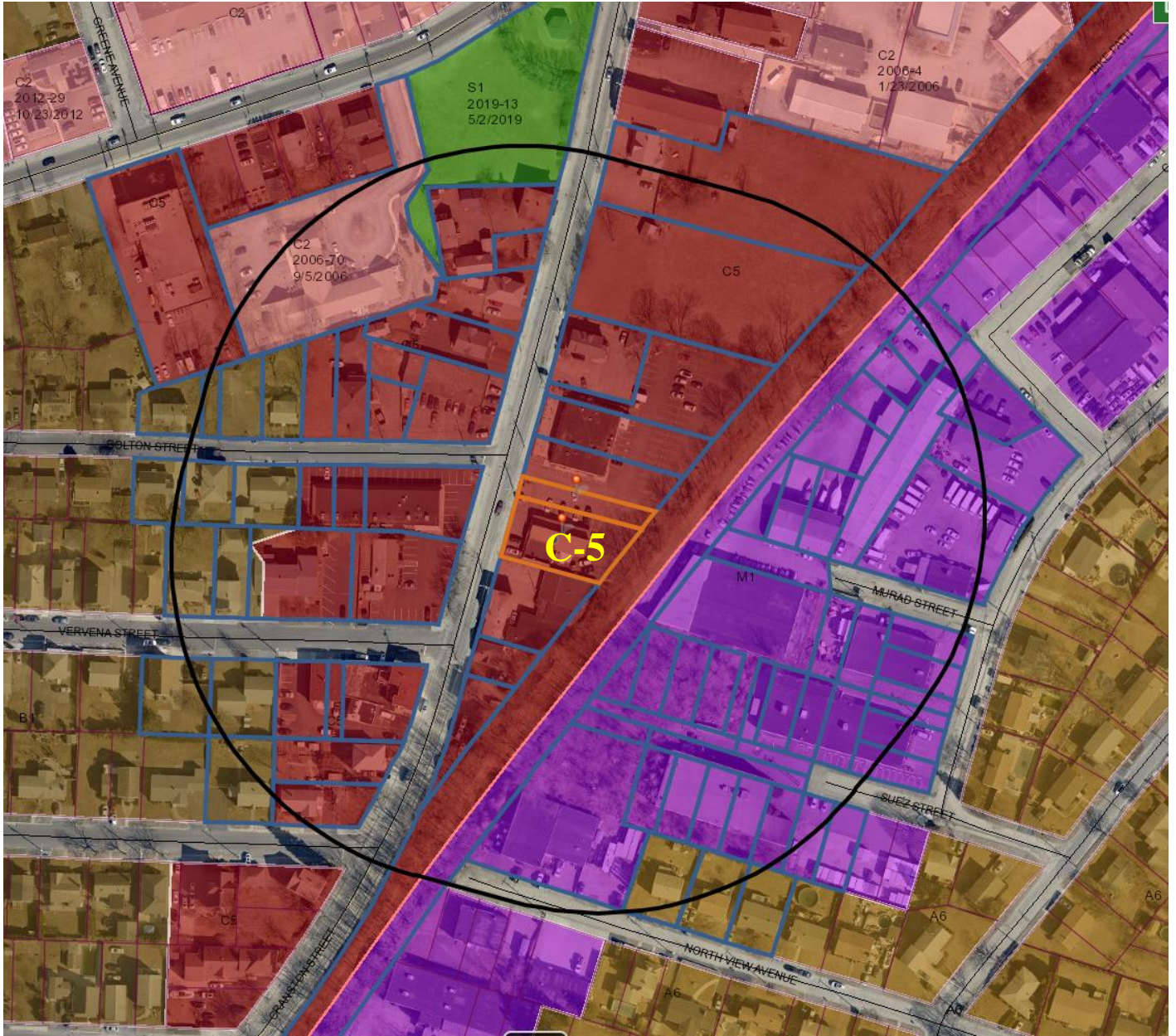
3-D AERIAL VIEW



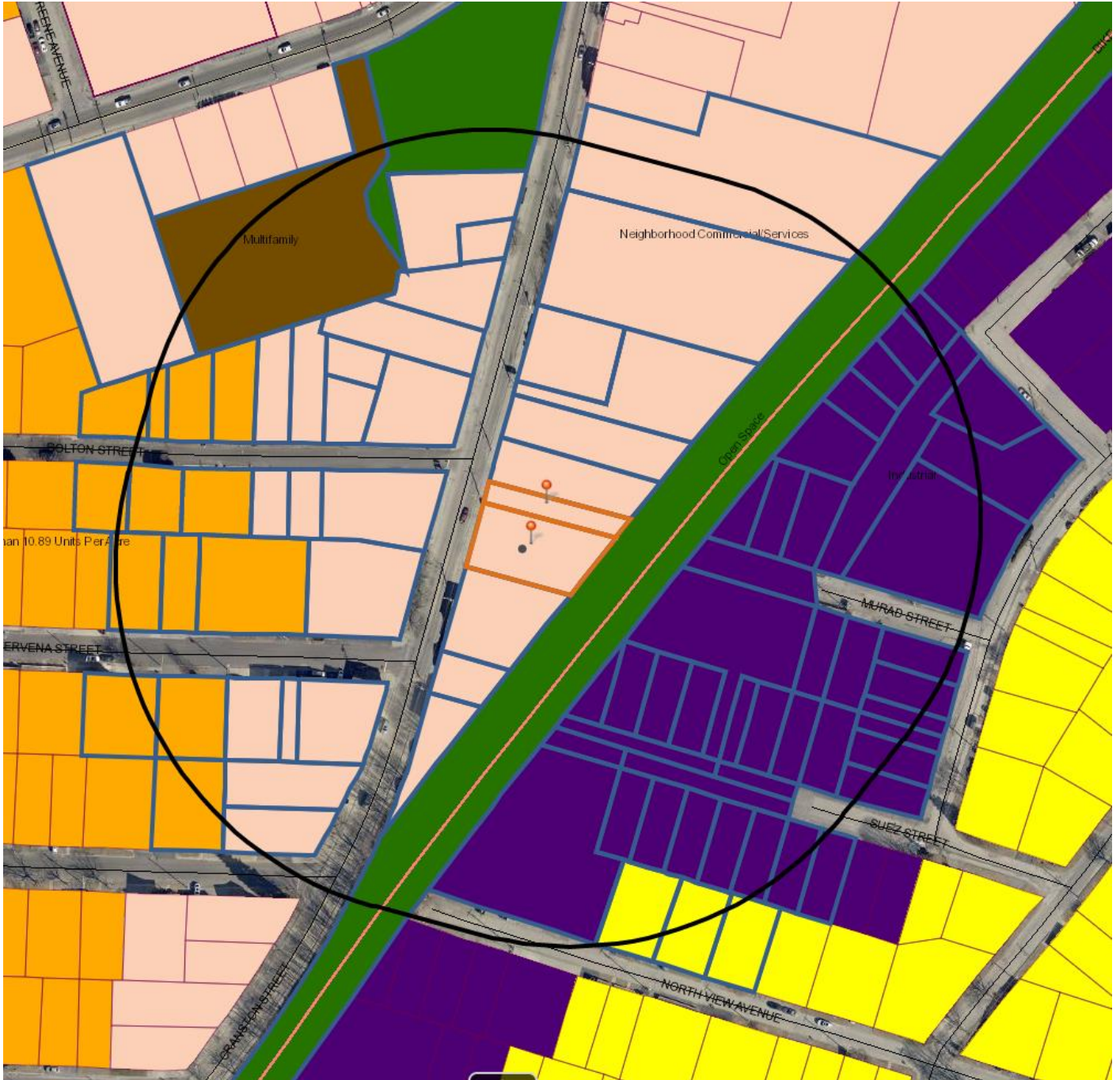
STREET VIEWS



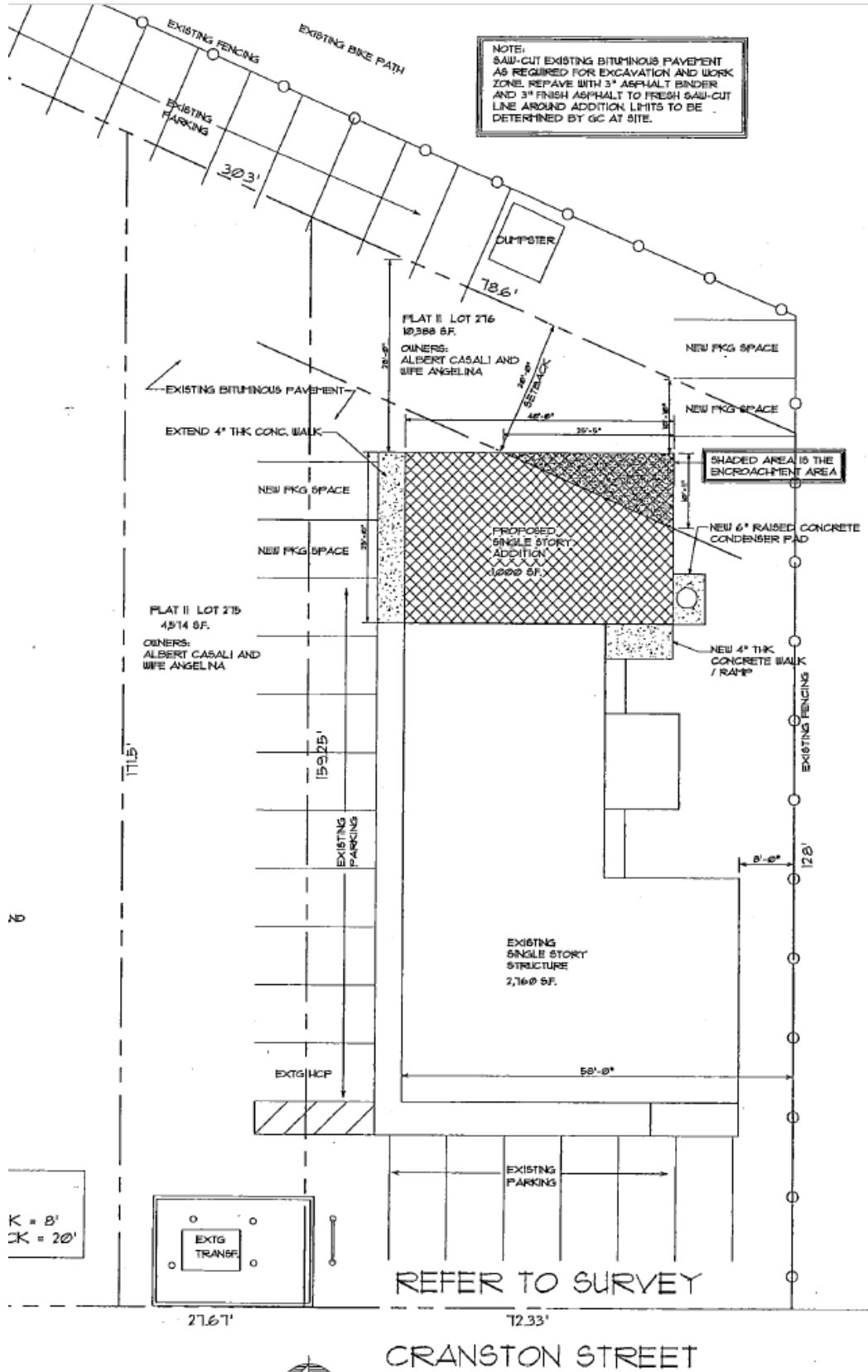
ZONING MAP



FUTURE LAND USE MAP



ARCHITECT PLAN



FINDINGS OF FACT:

1. The applicant is proposing to construct a 25 ft X40 ft (total 1,000 sqft) single-story addition to the rear of an existing 2,750 sqft commercial building in a C-5 zone. The proposed addition encroaches 10 feet into the 20 foot setback.
2. The existing use of the building (retail liquor store) is consistent with the zoning provision of C-5 zone and the Comprehensive Plan Future Land Use Map designation of Neighborhood Commercial/Services.
3. The property to the rear of the subject property is owned by the State of Rhode Island and is utilized as an existing bike path. It should be noted that the edge of the actual paved bike path is approximately 40 feet from the edge of the subject property (with existing vegetation between the path and property line) and approximately 50 feet from the proposed addition. The proposed addition does not appear to create an aesthetic or massing concern from the perspective of users of the bike path.
4. The private property nearest to the proposed addition is directly to the south and is occupied by a non-conforming, multi-family residential structure within a C-5 zone (Highway Commercial). The abutting residential structure is already within the rear and side setback in the vicinity of the proposed addition and, in fact, the abutting structure appears to have a zero (0) foot setback from the side and rear property lines near to the proposed addition (see areal image on page 3 of this memo).
5. Based on a cursory review, the applicant is providing 4 new parking spaces to account for the 1,000 sqft addition. This is consistent with City code which asks for 1 space for every 300 sqft of building area. It is unclear if the current parking spaces provided on the subject property would meet the City's parking code, however any such deficiencies or in parking are not being identified through this variance proposal and no parking variances are being requested.
6. It should be noted that a number of existing parking spaces and 2 of the proposed new parking spaces are located on State of Rhode Island property (see architect plan on page 8 of this memo). It is unclear if the State has any intention for future use of this portion of their property, however based on the existing conditions of the bike path and vegetative buffer between the bike path the subject property, it appears unlikely that the State has any immediate need or use for the land in question. While City staff does not condone the use of State property for commercial parking, the parking arrangement as shown on the architect plan is unlikely to result in a conflict of land uses from a practical perspective.
7. The Cranston Comprehensive Plan's Future Land Use Map designates the subject parcels as "Neighborhood Commercial/Services". The proposed use and density of the proposed addition is in conformance with the Future Land Use Map.

8. Staff finds that the proposal will not negatively impact the general character of the surrounding area as the proposed addition is toward the rear of the subject property and will affect the street aesthetic from the public right of way.

RECOMMENDATION:

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