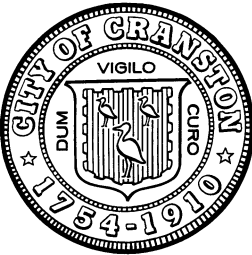


# City Planning Department



## Memo

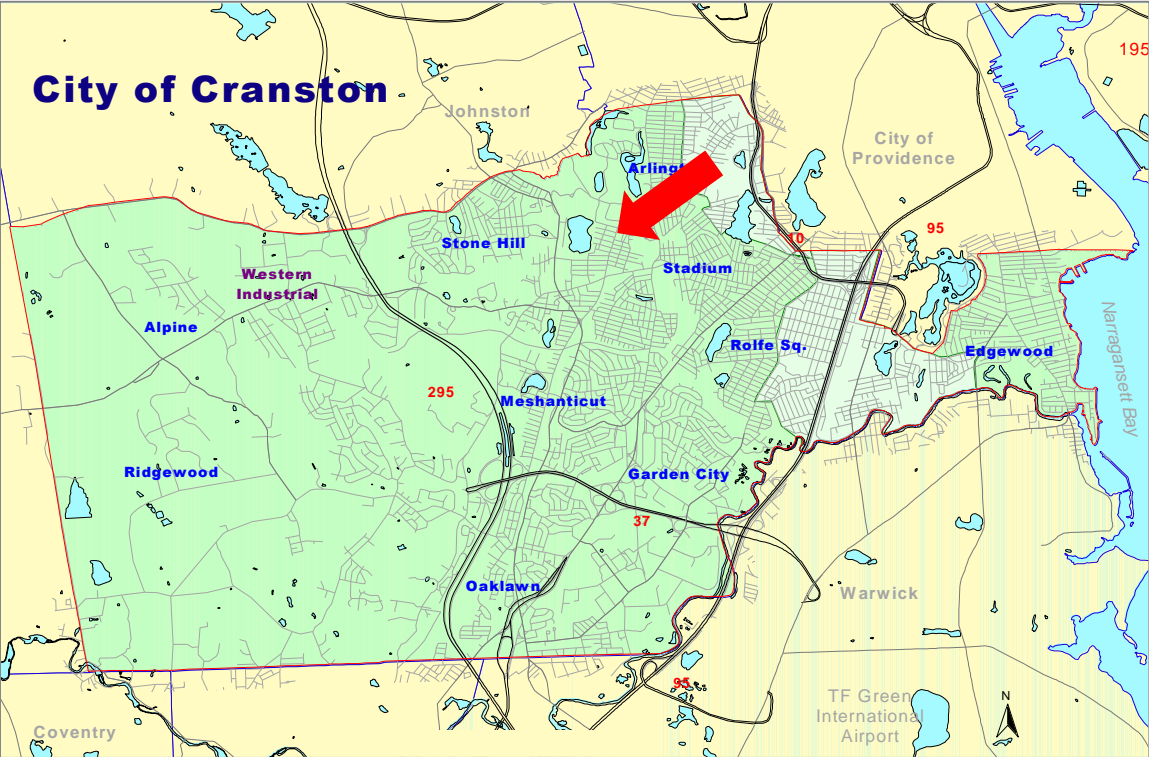
To: Cranston City Plan Commission  
From: Alexander Berardo – Planning Technician  
Date: February 24, 2022  
Re: **Use Variance @ 1561 Cranston Street**

**Owner:** Devon Dow  
**Applicant:** Wayne Medeiros  
**Location:** 1561-1563 Cranston Street, AP 8, Lots 2763  
**Zone:** B-1 (Single-family and two-family dwellings on 6,000 ft<sup>2</sup> minimum lots)  
**FLU:** Neighborhood Commercial/Services

### USE VARIANCE REQUEST:

1. To operate a retail sales business from an existing building used as a barber shop/hair salon (use granted by previous variance) without off-street parking. [17.20.030 – Business in a residential area zone; 17.64.010 – Off-street parking]

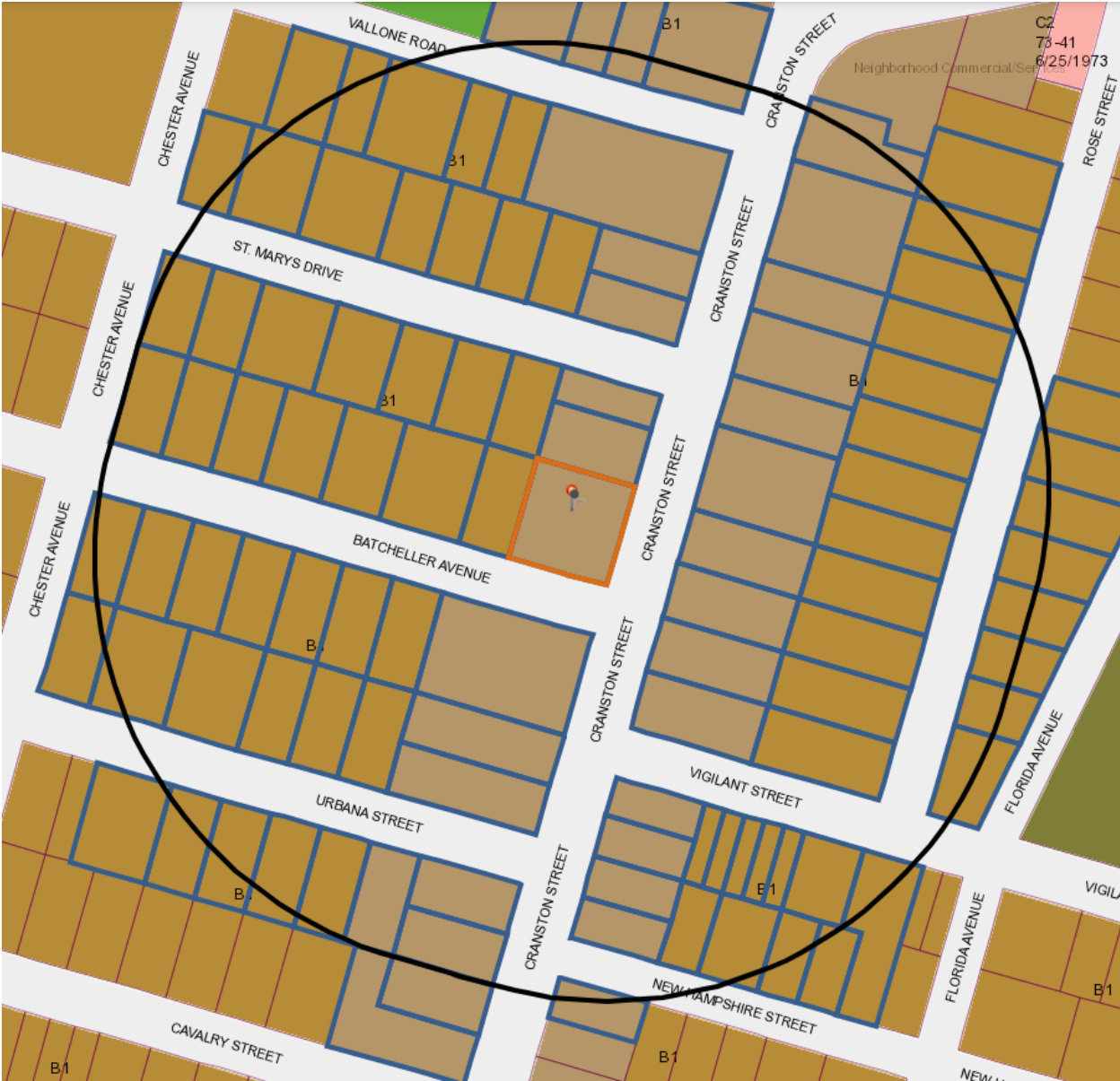
## LOCATION MAP



# ZONING MAP



# FUTURE LAND USE MAP



# AERIAL VIEW



# STREET VIEW





## PLANNING STAFF FINDINGS

1. The parcel (AP 8, Lot 2763) hosts two existing structures – a three-family house (pre-existing nonconforming use) and a single-floor commercial space (nonconforming use) – on one 14,000 ft<sup>2</sup> lot in a B-1 zone (*Single- and two-family dwellings*).
2. Eight other neighborhood-scale businesses are located along the portion of Cranston Street contained within a 400-foot radius of the business located on the subject parcel. The Future Land Use Map of the Comprehensive Plan designates the parcels along this portion of Cranston Street as *Neighborhood Commercial/Services*.
3. The property was previously granted a variance for the use and for relief from the off-street parking requirement. The applicant has asked to continue relying on on-street parking.
4. Granting relief to allow the applicant to replace the salon tenant with a retail tenant and maintain the current parking situation would not negatively alter the character of the neighborhood, as it neither amounts to any changes to the built environment nor to an intensification of the site's use.
5. Granting relief would be generally consistent with the Comprehensive Plan's Economic Development Goal 7, which advises to "*improve/build neighborhood commercial areas at various sites through formulating and implementing revitalization projects*" (p. 12).

## STAFF ANALYSIS

The Comprehensive Plan is supportive of neighborhood businesses and seeks to ensure their vitality through Economic Development Goal 7, which advises to "*improve/build neighborhood commercial areas at various sites through formulating and implementing revitalization projects*" (p. 12). Staff finds that granting relief to allow the applicant to locate a new retail tenant in the existing commercial space and to waive the off-street parking requirements would be consistent with improving and supporting the neighborhood commercial base. Staff notes that a variance was previously granted to operate a beauty salon in the commercial structure with relief for off-street parking; further, staff believes that replacing this tenant with a small-scale retail use would not amount to a substantial change in the parking demand on the site as it currently stands.

Given the prevalence of small businesses along Cranston Street in the neighborhood, as well as the compatibility of the proposed change in commercial tenant with the existing use and parking situation for the property, **staff finds that granting relief would not negatively alter the character of the neighborhood and is generally consistent with the Comprehensive Plan.**

## RECOMMENDATION

Due to the findings that the application is generally consistent with the Comprehensive Plan and that it does not alter the character of the neighborhood, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.