

City Planning Department



Memo

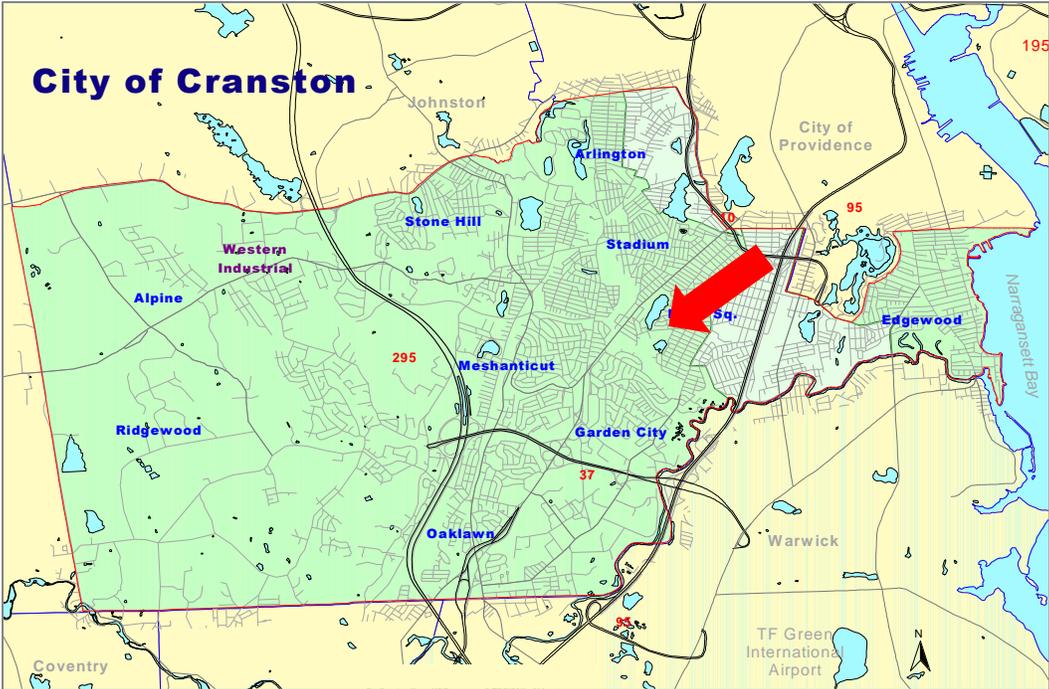
To: Cranston City Plan Commission
From: Doug McLean, AICP – Principal Planner / Administrative Officer
Date: December 30, 2021
Re: **Dimensional Variance at 180 Oakland Avenue**

Owner/App: City of Cranston School District
Location: 180 Oakland Avenue, AP 9 Lot 2847
Zone: B-1 (Single-family and Two-family dwellings on 6,000 ft² minimum lots)
FLU: Government/Institutional

DIMENSIONAL VARIANCE REQUEST:

1. To construct a new gym addition that is 2.1 feet from the front property line whereas 25 feet is required. [17.20.120 – Schedule of Intensity]
2. To construct a new leaning studio addition that is 7.7 feet from the front property line whereas 25 feet is required. [17.20.120 – Schedule of Intensity]
3. To increase the building area so that the resulting lot coverage percentage of the site is 39.6% whereas 35% is the required maximum. [17.20.120 – Schedule of Intensity]

LOCATION MAP



AERIAL VIEWS



ZONING MAP



FUTURE LAND USE MAP

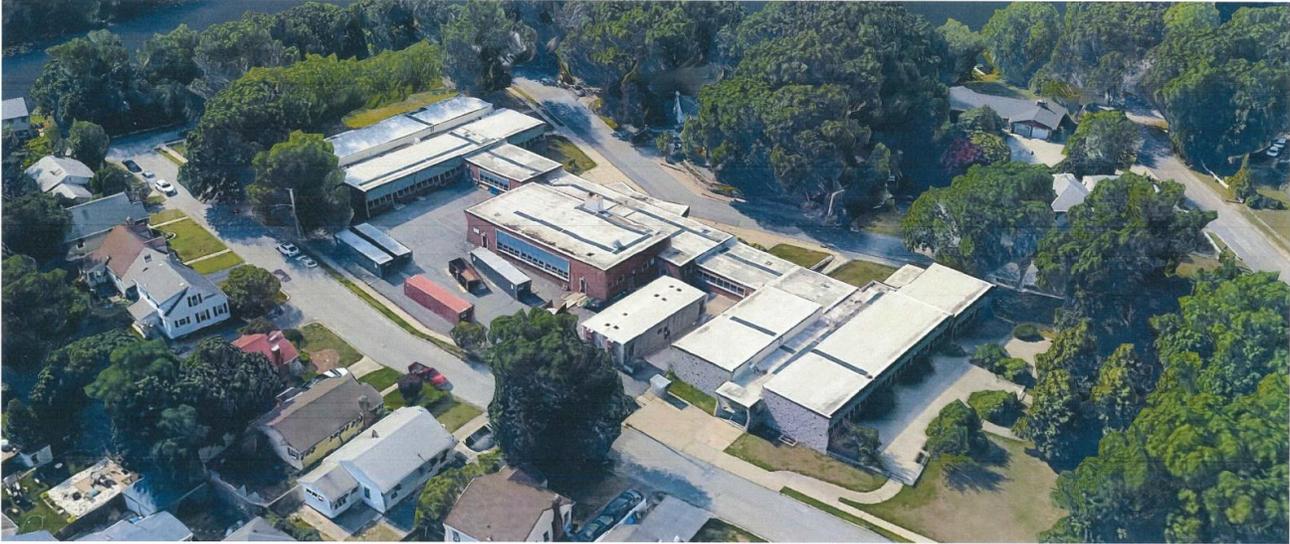


STREET VIEW

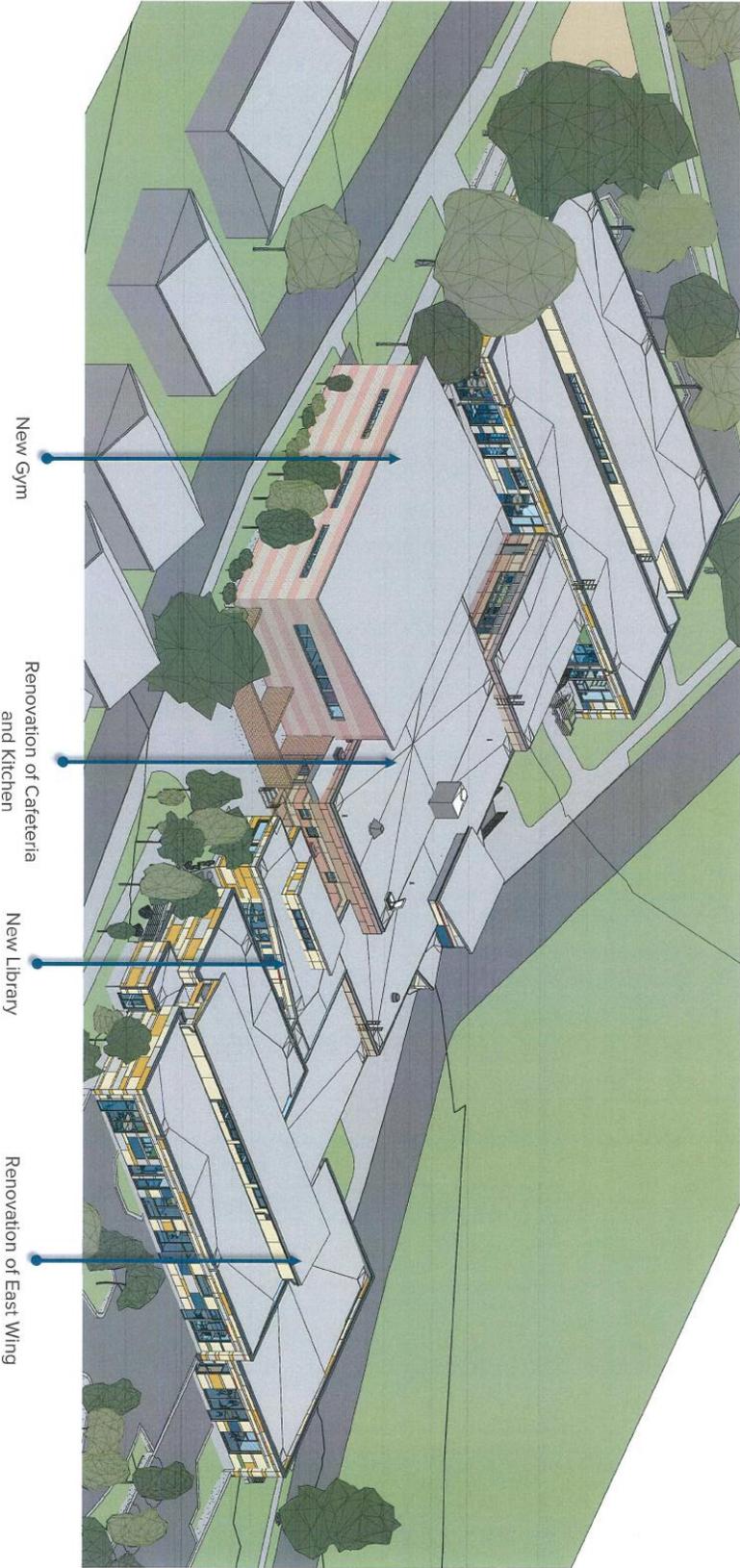


Street View – Chestnut Ave. Looking West

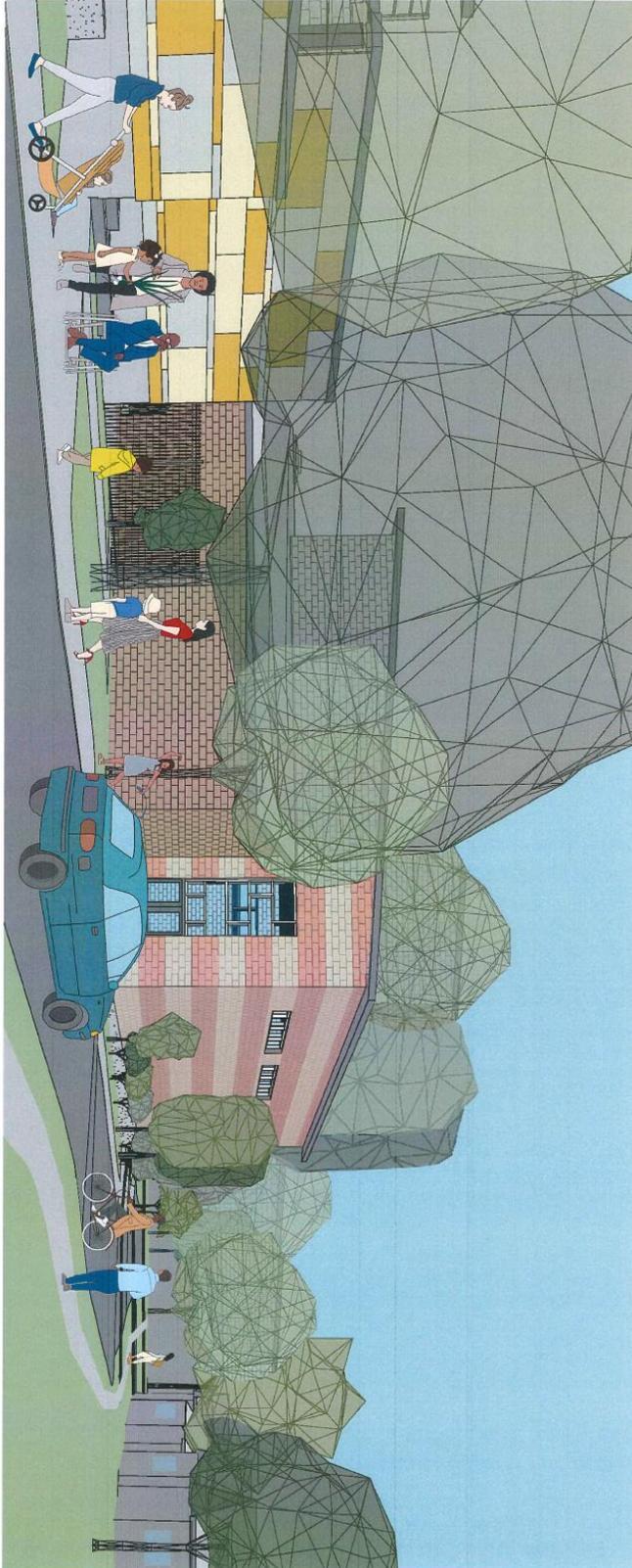
3-D AERIAL VIEW (facing north-west)



SITE RENDERING



STREETSCAPE RENDERING



PLANNING STAFF ANALYSIS

The applicant has submitted a variance narrative available for review as part of the application documents on the Planning Department webpage. This narrative outlines the critical issues and justifications with regard to the requested relief. Planning staff finds this narrative to be well-conceived and provides positive evidence in support of the variance.

The Comprehensive Plan does not specifically address the expansion of school buildings as it relates to setbacks and lot coverage percentage. The closest relatable language within the Plan is from Land Use Element; Principle 4, which reads: "*Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life. Protect the natural, historic and visual resources that define the neighborhoods*" (p. 34). Based on the overall improvements proposed to the property, planning staff is of the view that the applicant has demonstrated that it is "protecting and stabilizing" the surrounding neighborhood through the overall visual enhancements to the site, including careful consideration of landscaping treatments near the proposed additions. Granting relief would allow for the necessary modernization of the school, which is consistent with the Comprehensive Plan Future Land Use Map designation of the property as "Government/Institutional." Based on a review of the proposal as it relates to surrounding residential dwellings, staff finds that relief would not negatively alter the character of the neighborhood.

PLANNING STAFF FINDINGS

1. Granting relief would be generally consistent with the Comprehensive Plan.
2. Granting relief would not negatively alter the character of the neighborhood.
3. Staff has no concerns with the application as presented.

RECOMMENDATION

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