

Memo –

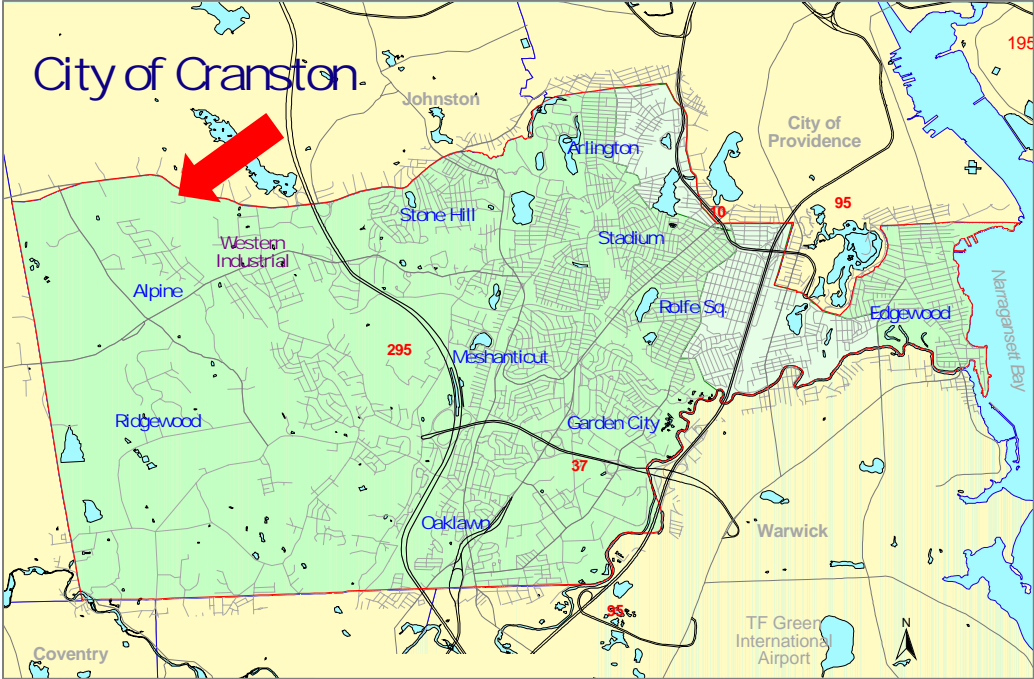
To: Cranston City Plan Commission
From: Alexander Berardo – Planning Technician / Administrative Officer
Amelia Lavallee – Planning Intern
Date: March 3, 2023
Re: Staff Memo for **Ordinance #1-23-03** in Amendment of Chapter 17 of the Code of the City of Cranston, 2005, Entitled “Zoning” (Change of Zone – 2110 Plainfield Pike, AP 35, Lot 9)

I. Ordinance Summaries

- **#1-23-03 Entitled “Zoning” (Change of Zone – 2110 Plainfield Pike)**

The applicant (Teamwork, LLC) proposes to change the zoning district of AP 35, Lot 9 from A-80 (Single-Family Dwellings on minimum 80,000 ft² lots) to M-2 (General Industry).

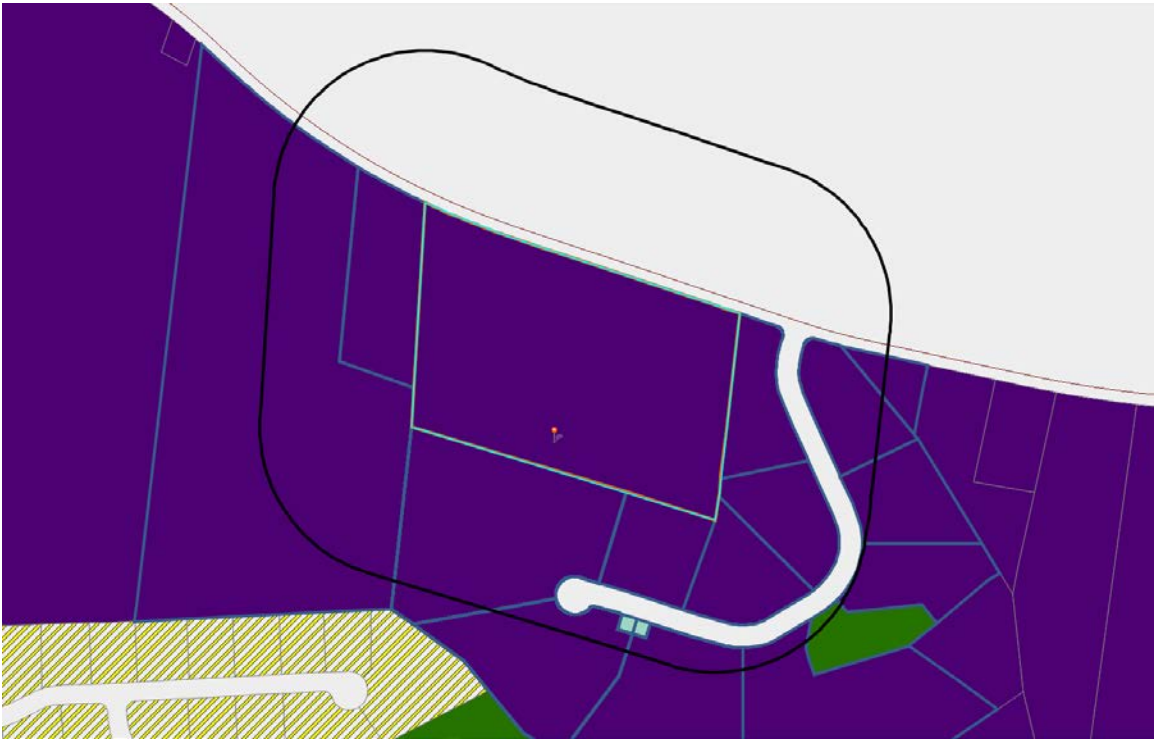
LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL IMAGE



STREET VIEW



II. Planning Analysis

The applicant is proposing a zone change for the subject parcel from A-80 (Single-Family Dwellings on minimum 80,000 ft² lots) to M-2 (General Industry). This parcel was the subject of a separate Development Plan Review pre-application meeting held on February 1, 2023, in which a concept to develop a Milton CAT facility for the storage, sale, resale, and servicing of Milton/Caterpillar equipment and associated parts was reviewed.

As shown on the Zoning map on p. 2 of this memo, the subject parcel is surrounded by M-2 zoned lots on all sides within City limits. **Besides bringing the subject parcel into consistency with the surrounding land use, Staff notes that the proposed rezone is specifically recommended by the Comprehensive Plan in Appendix A (“Zoning Consistency Analysis,” p.15) and is reflected in the Future Land Use Map.**

R.I.G.L. 45-24-50 requires zoning amendments to be consistent with a community’s Comprehensive Plan. Furthermore, Section 13.03 (“Comprehensive plan and its effect”) of the City of Cranston’s Charter states *“Thereafter no ordinance or other action of the council and no act or order of any department, board, commission, office or agency of the city in violation of the terms of the comprehensive plan or any portion or amendment thereof, adopted as above provided, shall be valid or legally effective.”*

III. Findings per City Code §17.120.030

(A): Consistency with the Cranston Comprehensive Plan 2010:

The proposal is not only consistent with multiple Goals and Policies contained within the Comprehensive Plan (LU-16 and LU-24 among the most relevant), but also is explicitly recommended on p.15 of the Comprehensive Plan’s Appendix A and the Future Land Use Map. For these reasons, **Ordinance #1-23-03 is consistent with the City’s Comprehensive Plan.**

(B). Recognition and Consideration of the Purposes of Zoning in City Code §17.04.010:

The general purposes of zoning as prescribed by city Code Section §17.04.010 have been recognized and considered in review of the proposed ordinance, and the ordinance has been found to be consistent with the general purposes of zoning.

IV. Recommendations

1) **Ordinance #1-23-03 in amendment of Chapter 17 of the Code of the City of Cranston, 2005, entitled “Zoning” (Change of Zone – 2110 Plainfield Pike)**

Due to the finding that the rezone from A-80 to M-2 is consistent with the Comprehensive Plan, would bring greater conformity to the zoning of the area, and is consistent with the purposes of zoning as detailed in City Code Section §17.04.010, Staff recommends that the Plan Commission send a **positive recommendation** on Ordinance #1-23-03 to the City Council.

