

Memo

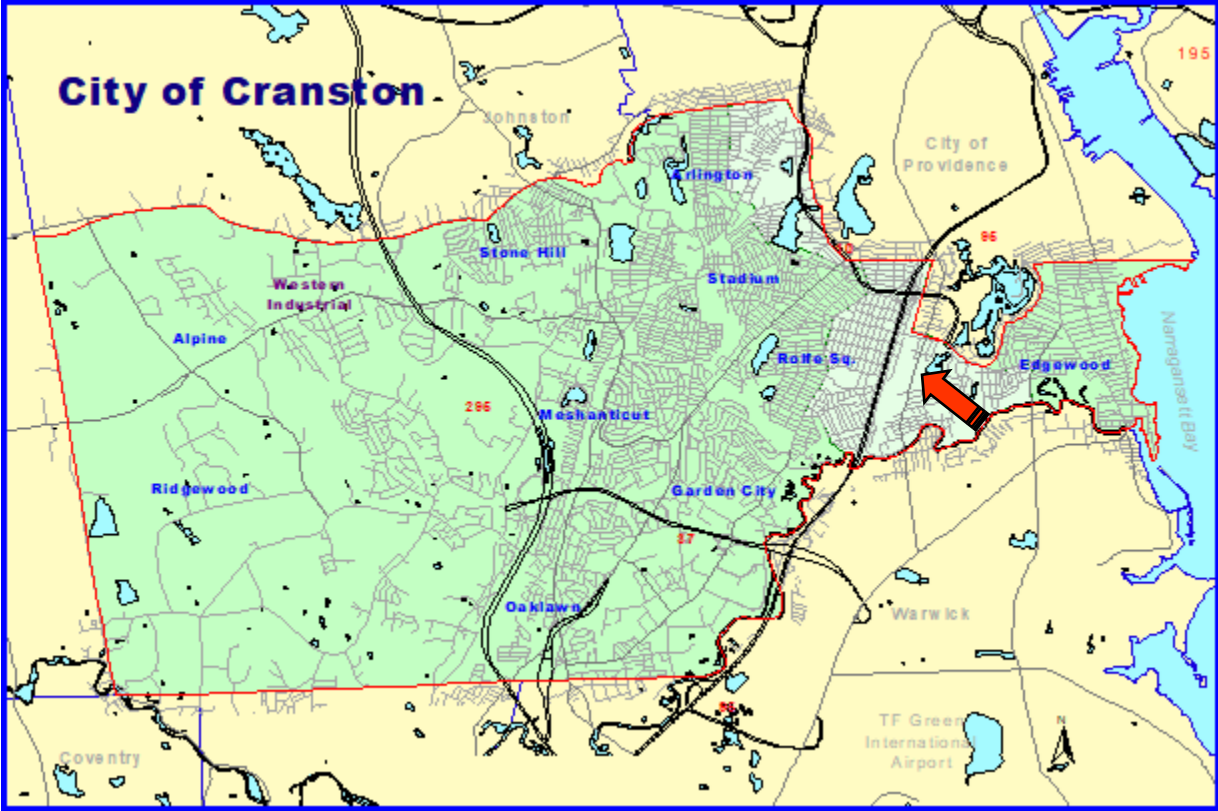
To: Cranston City Plan Commission
From: Amelia Lavalley – Planning Intern
Date: January 3, 2023
Re: **Dimensional Variance Application for 309 Station St.**

Owner: Eddy Pena
Location: 309 Station Street; AP 3, Lots 71 & 72
Zone: M-2 (General Industry)
FLU: Special Redevelopment Area

DIMENSIONAL VARIANCE REQUEST:

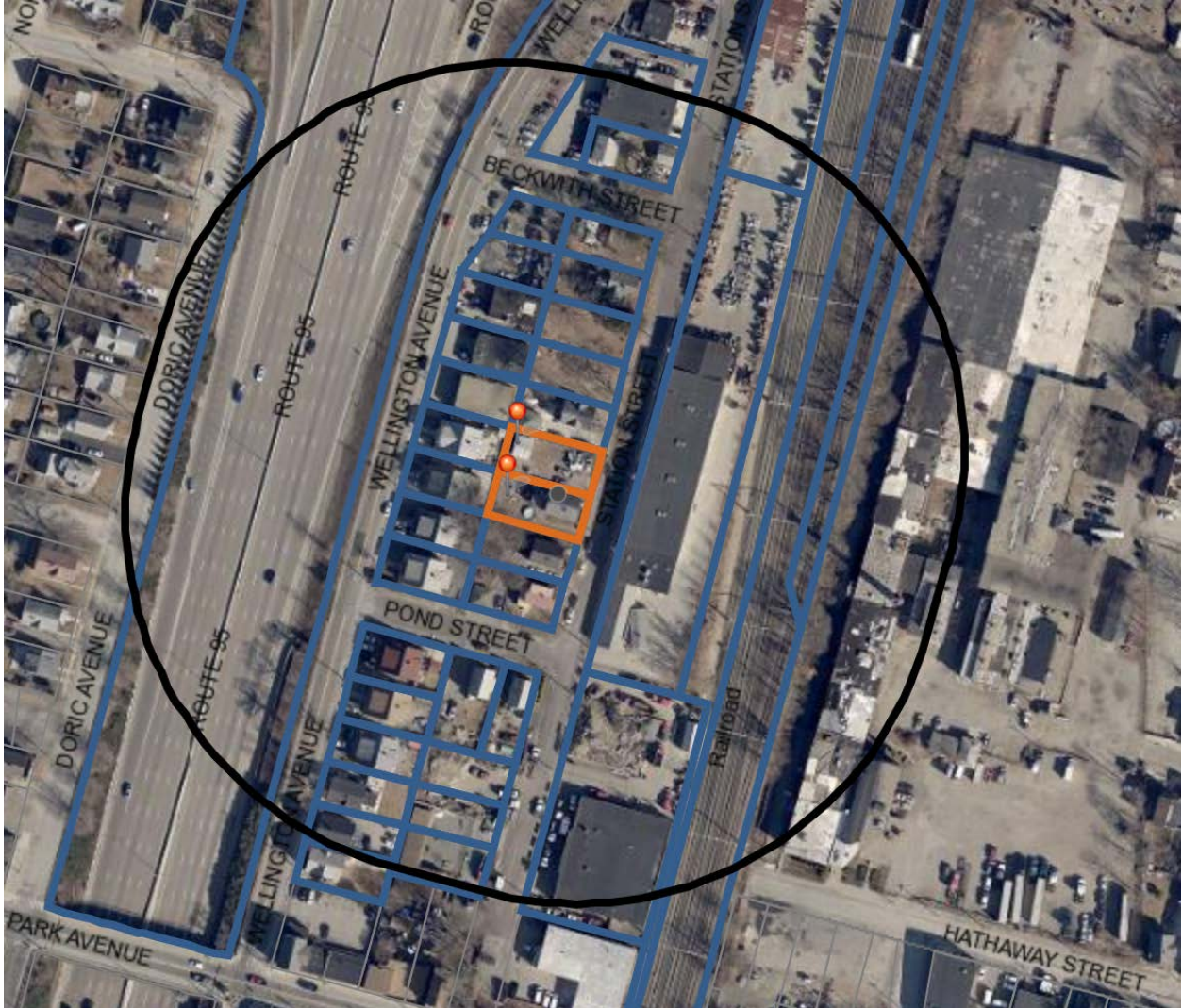
To construct a new building addition in the front and side setbacks. Applicant seeks relief per Sections 17.92.010 Variance; Section 17.20.120 Schedule of Intensity Regulations.

LOCATION MAP



NEIGHBORHOOD AERIAL VIEW

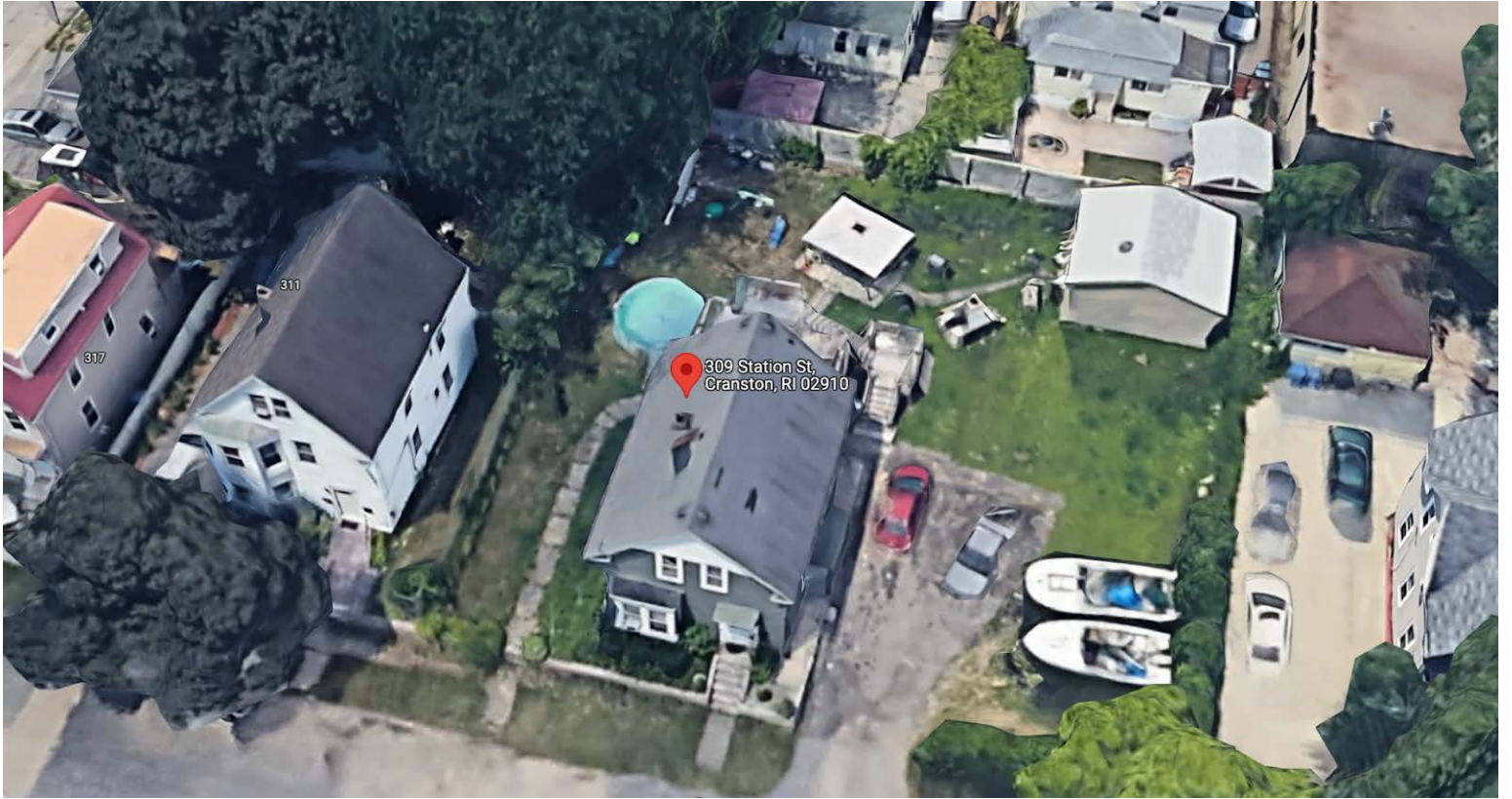
(400 foot radius in black)



PARCEL AERIAL VIEW



3-D AERIAL VIEW



STREET VIEW

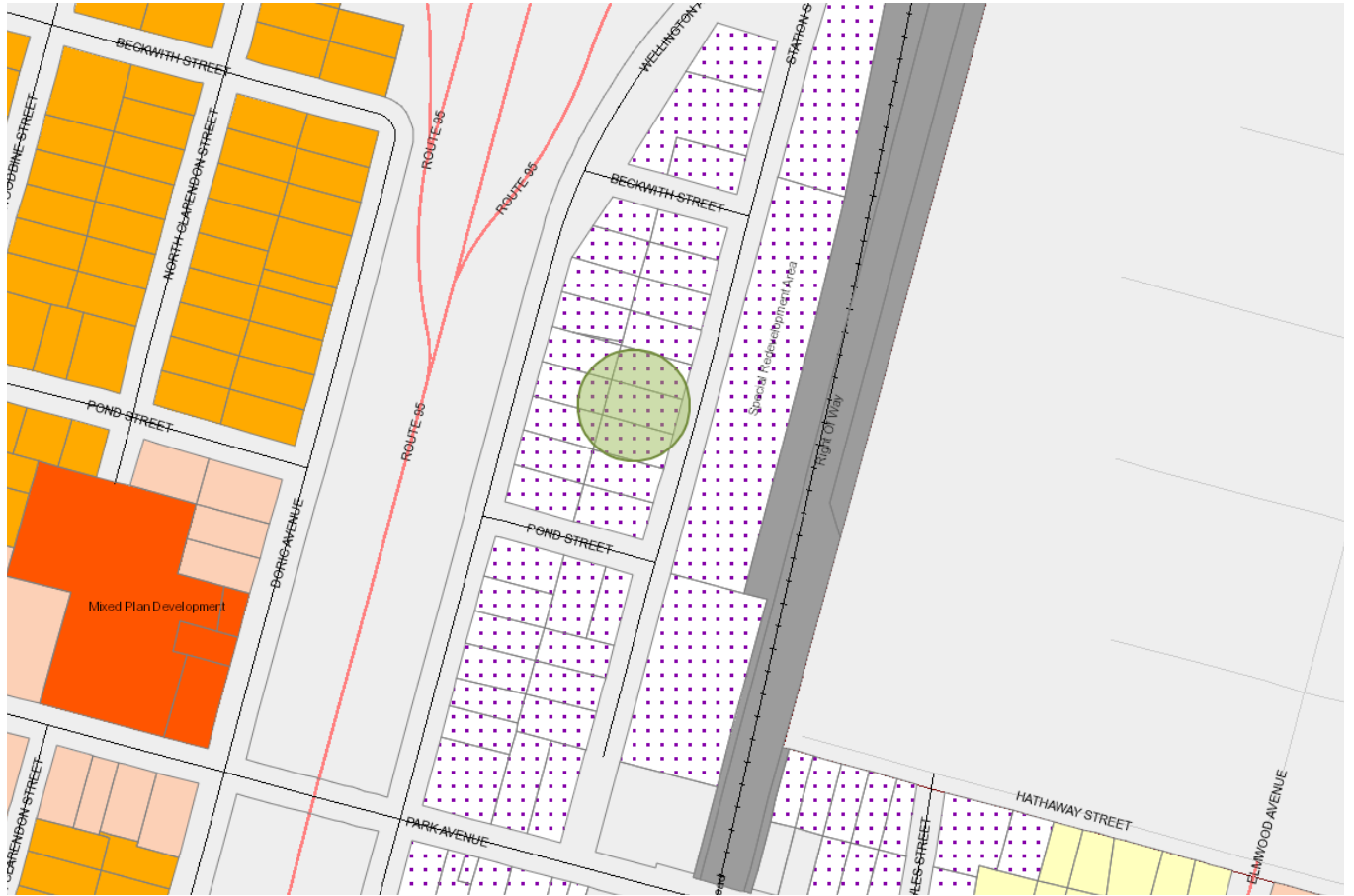
(from Station Street)



ZONING MAP



FUTURE LAND USE MAP

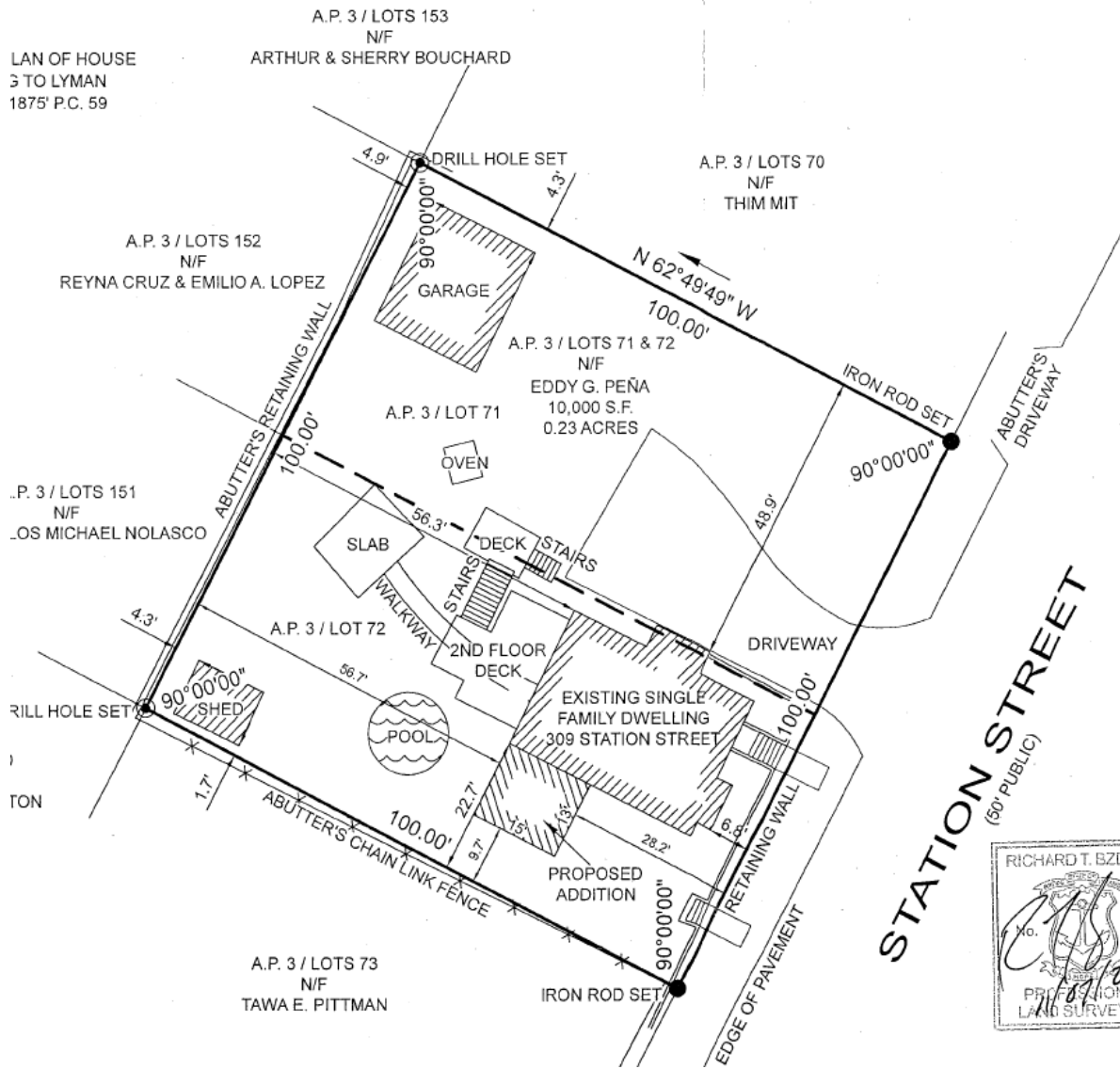


EXISTING LAND USES



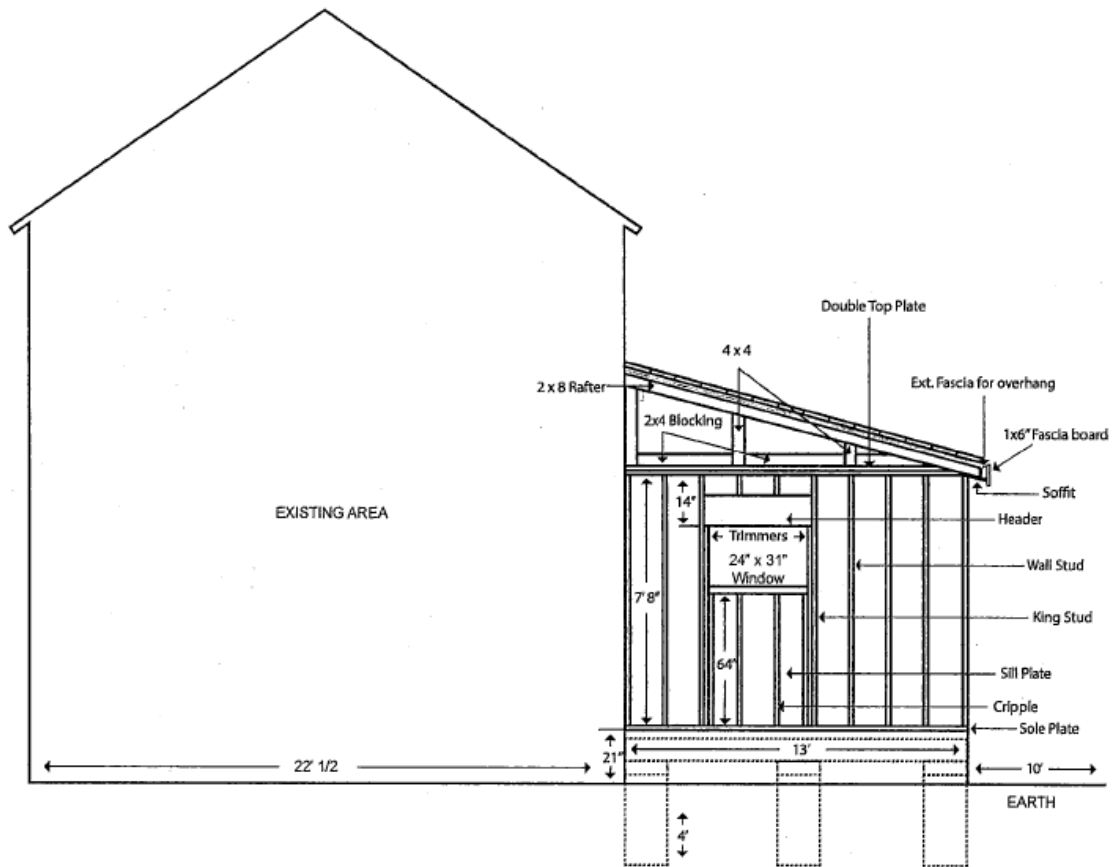
Color Code for Use Designations: Yellow/Orange = Residential, Purple = Industrial

SITE PLAN SNIPPET

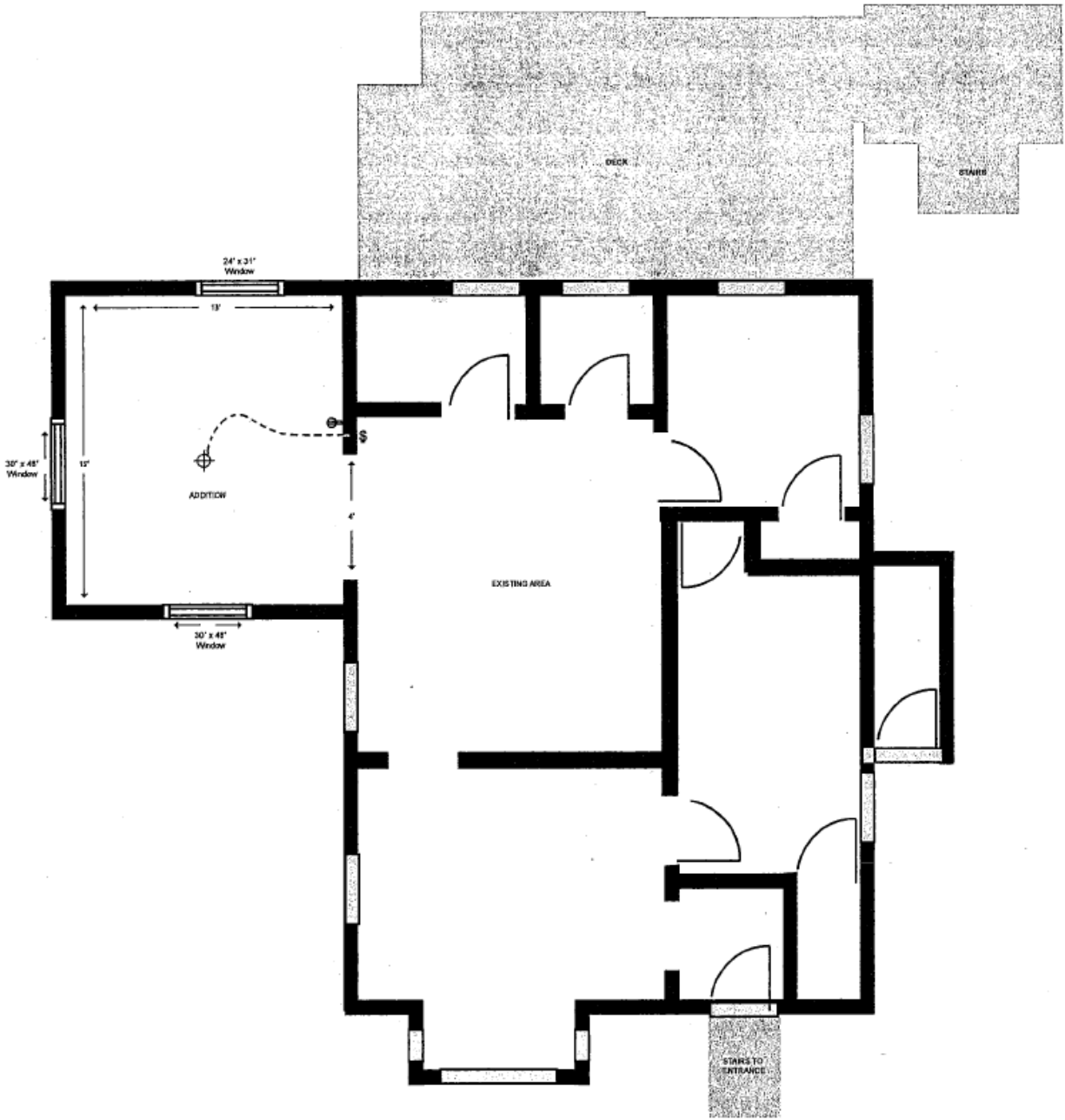


RICHARD T. BZD
 No. 1107
 PROFESSIONAL
 LAND SURVEYOR

PROPOSED BUILDING ELEVATION



PROPOSED FLOOR PLAN



FINDINGS OF FACT:

1. The applicant is proposing to construct an additional structure to an existing two-family residential dwelling. The property is located in a M-2 zone (General Industry), thus the immediate request amounts to a Dimensional Variance, due to its lack of adherence to M-2 required setbacks.
2. The existing property contains a legal, pre-existing non-conforming two-family dwelling initially built in the late 19th century.
3. The applicant is requesting dimensional relief for both side and front setbacks. The applicant is required to meet M-2 setback requirements, despite being a legal use as a two-family residential dwelling. In the M-2 zone, a 40 ft. minimum front setback and 25 ft. minimum side setback are required. The proposed addition is located 9.7' from the side property line and 28.2' from the front property line.
 - a. It is salient to note that this addition would **not** require relief, and **would** be compliant with base residential standards, and considered by-right in the A-6, B-1, B-2 zones. In such zones, a 25 ft. minimum front setback and 8 ft. minimum side setback are required
4. The surrounding neighborhood along both Wellington Avenue and Station Street in a north and south direction contains a mix of uses, including industrial and non-conforming residential uses.
5. The parcels immediately abutting the subject property include: 4 nonconforming residential uses, all located in the M-2 zone.
6. The Comprehensive Plan Future Land Use Map designates the property as a Special Redevelopment Area, further defined as;
 - a. "Areas in which the City anticipates undertaking redevelopment through mixed-planned development ordinances such as the Elmwood/Wellington industrial corridor".
7. The Comprehensive Plan supports the preservation of existing residential neighborhoods through Land Use Element Principle 4, which seeks to "Protect and stabilize existing residential neighborhoods by basing land use decisions on neighborhood needs and quality of life" and Housing Action 14, to "Preserve the quality and character of the built environment in selected areas throughout Cranston".
 - a. Staff finds that this application does not detract from the surrounding residential area and is not inherently destabilizing to the neighborhood.
8. It is also important to note that the proposed addition to this property is not intended for use as an accessory dwelling unit, or for conversion into an additional housing unit.

PLANNING ANALYSIS:

The findings above outline the positive and negative evidence related to this proposal. Staff is of the view that this proposal is not inconsistent with the Future Land Use Map, largely due to the designation of Special Redevelopment Area, in which a wide range of uses could be appropriate. Furthermore, policy language outlined in the Comprehensive Plan (see Land Use Element Principle 4 - defined on pg. 34 and Housing Action 14 - defined on pg. 71) is applicable and consistent with this proposal. Staff has no outstanding concerns with the outcomes that would be created with positive consideration of the proposal as presented.

RECOMMENDATION:

Due to the finding that the application is consistent with the Cranston Comprehensive Plan and is compatible with the surrounding neighborhood, staff recommends the Plan Commission forward a ***positive recommendation*** to the Zoning Board of Review.