

## City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Doug McLean, AICP – Principal Planner / Administrative Officer  
Date: April 29, 2021  
Re: Special Use Permit Application at 370 Wellington Avenue

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**Owner/App:** 370 Realty LLC  
**Location:** 370 Wellington Avenue, AP 3, Lot 154 and 1224  
**Zone:** M-2 (General industry)  
**FLU:** Special Redevelopment Area

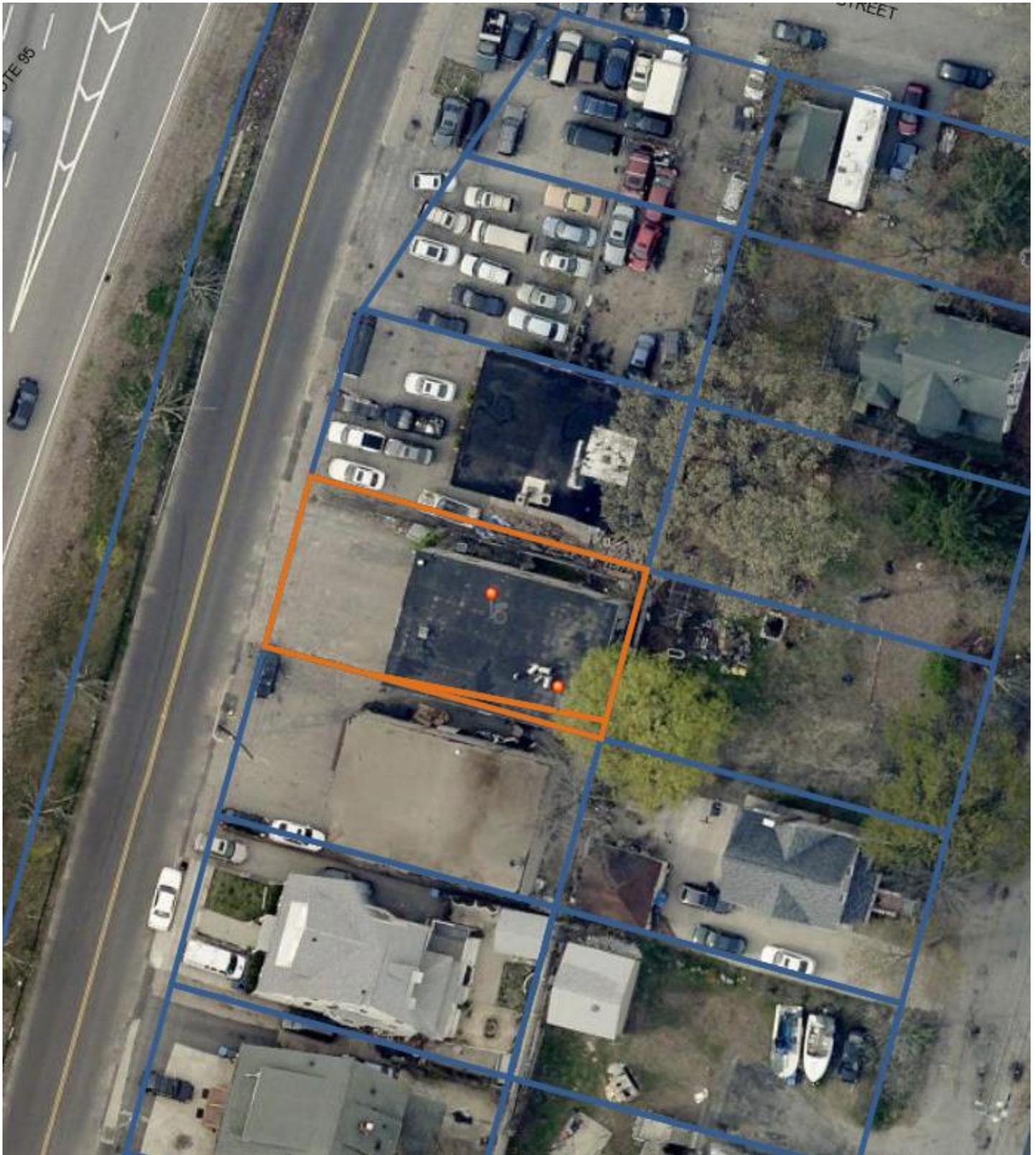
### **SPECIAL USE PERMIT REQUEST:**

1. To change the use of a pre-existing building from a machine shop (industrial) to a motor vehicle repair and service establishment. Such a use is only allowed as a special use permit in the M-2 zone.

**AERIAL VIEW (400 ft radius line shown in black)**



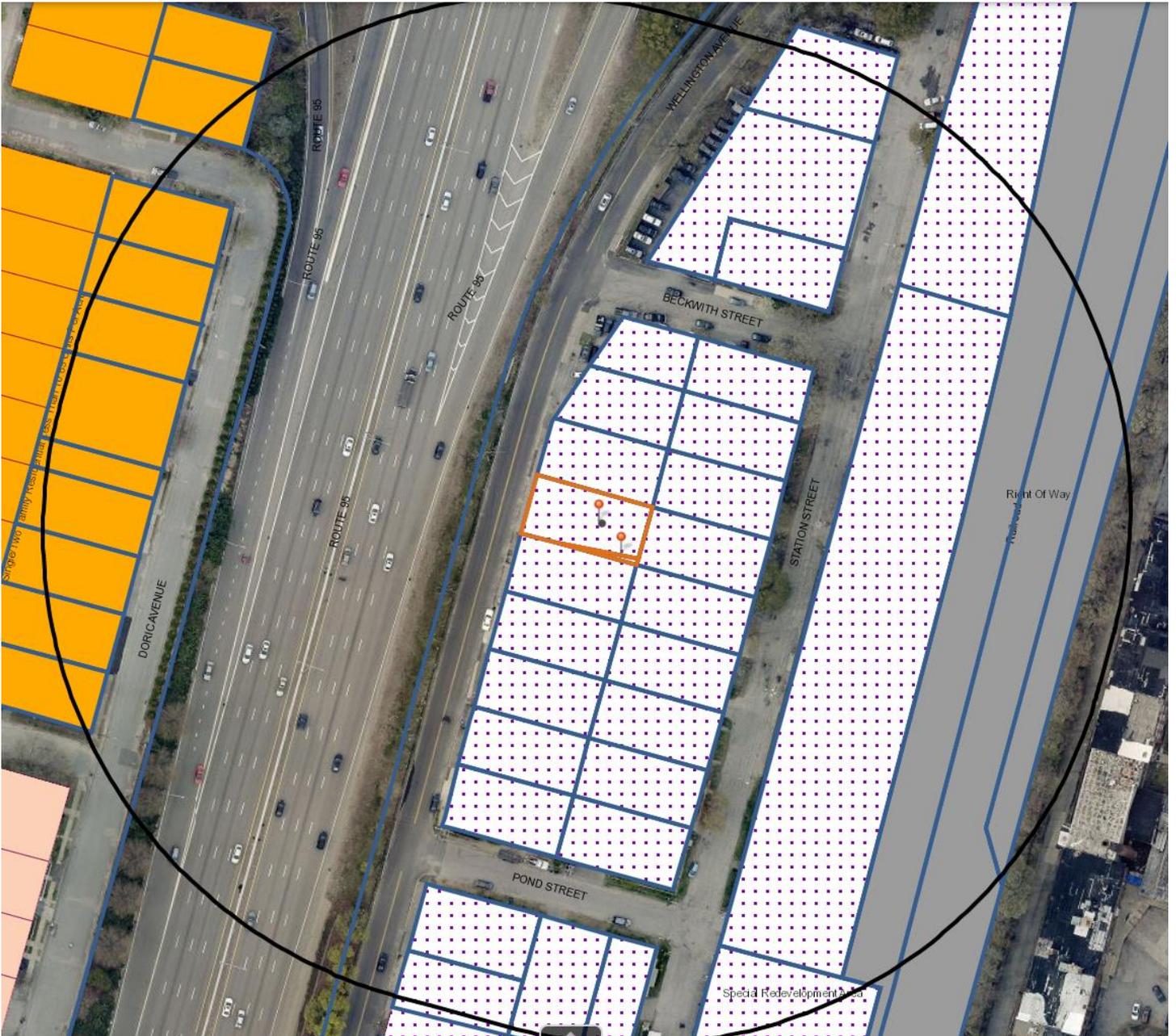
# AERIAL VIEW OF PARCEL



# ZONING MAP



# FUTURE LAND USE MAP



UserSelected...	— Driveway	<b>Future Land Use</b>	■ Open Space	■ Single Family Residential 7.26 To 3.64 Unit Per Acre	■ Special Redevelopm... Area
vParcels_Buffer	— OutsideCity	■ Governmenta...	■ Residential Less Than 10.39 Units Per Acre	■ Single Family Residential Less Than 1 Unit Per Acre	■ Water
ParcelsInBuff...	--- Paper	■ Highway Commercial/...	■ Right Of Way	■ Single/Two Family Residential Less Than 10.89 Units Per Acre	■ Street Names
□ Parcels	— Pastore Complex	■ Industrial	■ Single Family Residential 3.63 To 1 Unit Per Acre		
Streets Names	— Private	■ Mixed Plan Development			
<b>Streets</b>	— Railroad	■ Multifamily			
— City	— State	■ Neighborhood Commercial/...			



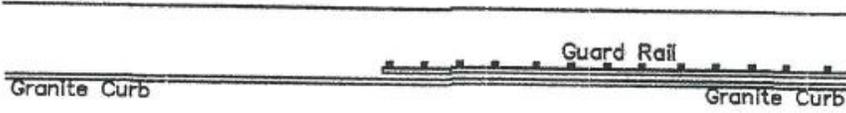
### 3-D AERIAL VIEW (facing north)



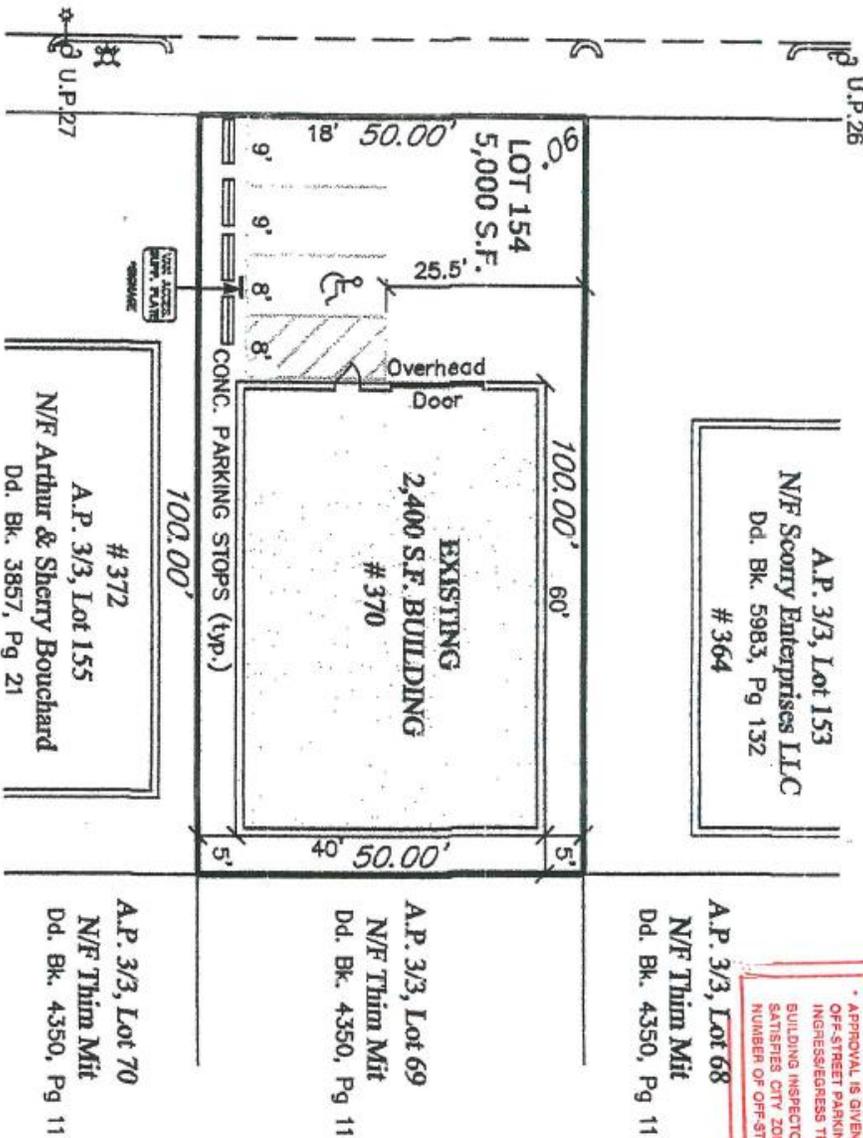
# STREET VIEW



INTERSTATE RT. 95



WELLINGTON AVE.



DISAPPROVED  
REMARKS:  
*existing now can  
best possible by*  
APPROVAL IS GIVEN RELATIVE  
OFF-STREET PARKING FACILITY  
INGRESS/EGRESS TRAFFIC FLO  
BUILDING INSPECTOR MUST CE  
SATISFIES CITY ZONING CODE  
NUMBER OF OFF-STREET PARK

Site Plan (site snippet)

## FINDINGS OF FACT

1. The owner/applicant proposes to convert a machine shop (industrial use) to a motor vehicle repair and service establishment. Such a use is only allowed as a special use permit in the M-2 zone.
2. There are no proposed changes to the exterior of the building.
3. The existing lot and building exhibit several non conformities with regard to lot size, frontage, and building setbacks. Such non conformities are considered pre-existing conditions and are not subject to required relief. The new use of auto repair does not trigger any specific dimensional standards that would be stricter than other uses in this zone.
4. This application was brought before the Development Plan Review Committee for a pre-application review on 4/7/21 as a change of use. As a result of this review, the DPRC concluded that the project did not raise any significant concerns and the DPRC elected not to take jurisdiction of this application. The project is still subject to a special use permit review as well as a building permit review.
5. The applicant has provided a site plan (page 8) that shows 3 parking spaces on the site. This is sufficient to meet code as reviewed by the traffic engineer and the building official.
6. It should be noted that the 2 direct abutting properties on Wellington Avenue both have auto-oriented uses (auto sales and auto body repair).
7. Under the Special Use Permit requirements, the applicant must comply with the following standards:
  - a. It shall be compatible with its surroundings;
  - b. It shall not be injurious, obnoxious or offensive to the neighborhood;
  - c. It shall not hinder the future development of the city;
  - d. It shall promote the general welfare of the city; and
  - e. It shall be in conformance with the purposes and intent of the comprehensive plan.

Planning staff is of the view that the proposed change of use will not alter the character of the surrounding neighborhood.

8. The proposed change of use is compliant with the Comprehensive Plan Future Land Use Map which designates the property as a "Special Redevelopment Area". Such a designation is intended to accommodate a wide range of uses and scales of development, and the immediate application is well within the intended allowances for this future land use designation.

## Recommendation

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