

City Planning Department



Memo

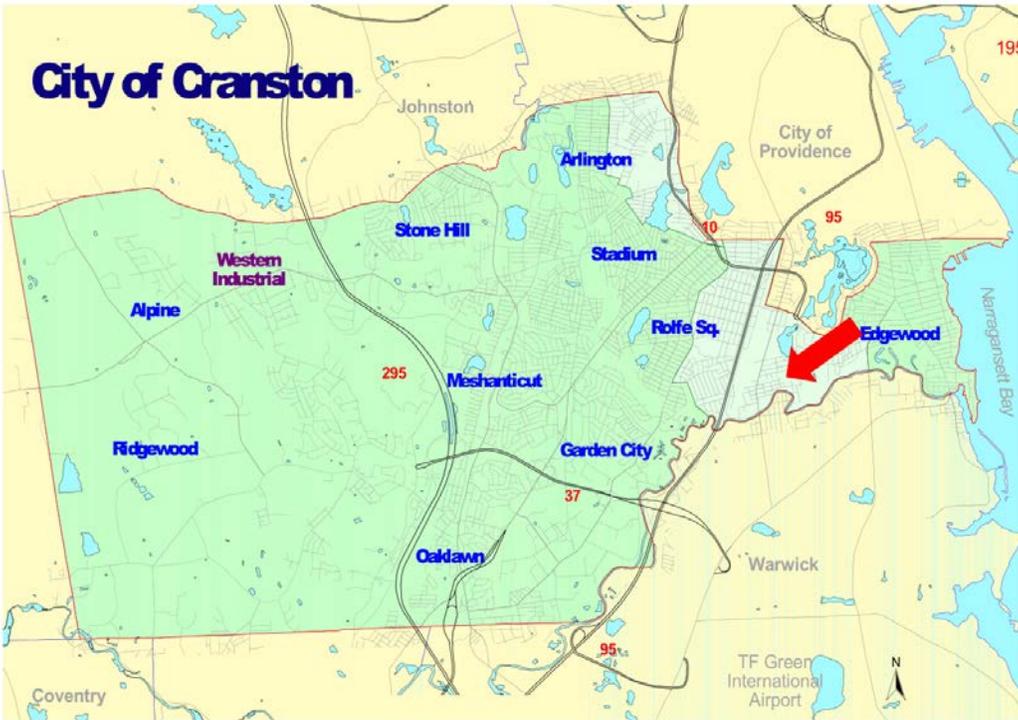
To: Cranston City Plan Commission
From: Amelia Lavalée – Planning Intern
Date: February 8, 2023
Re: **Use Variance Application for 5 Beckwith St.**

Owner/App: Bassil Elkhoury & Lori Yeremian
Location: 5 Beckwith St., A.P. 3, Lot 65
Zone: M-2 (General Industry)
FLU: Special Redevelopment Area

USE VARIANCE REQUEST:

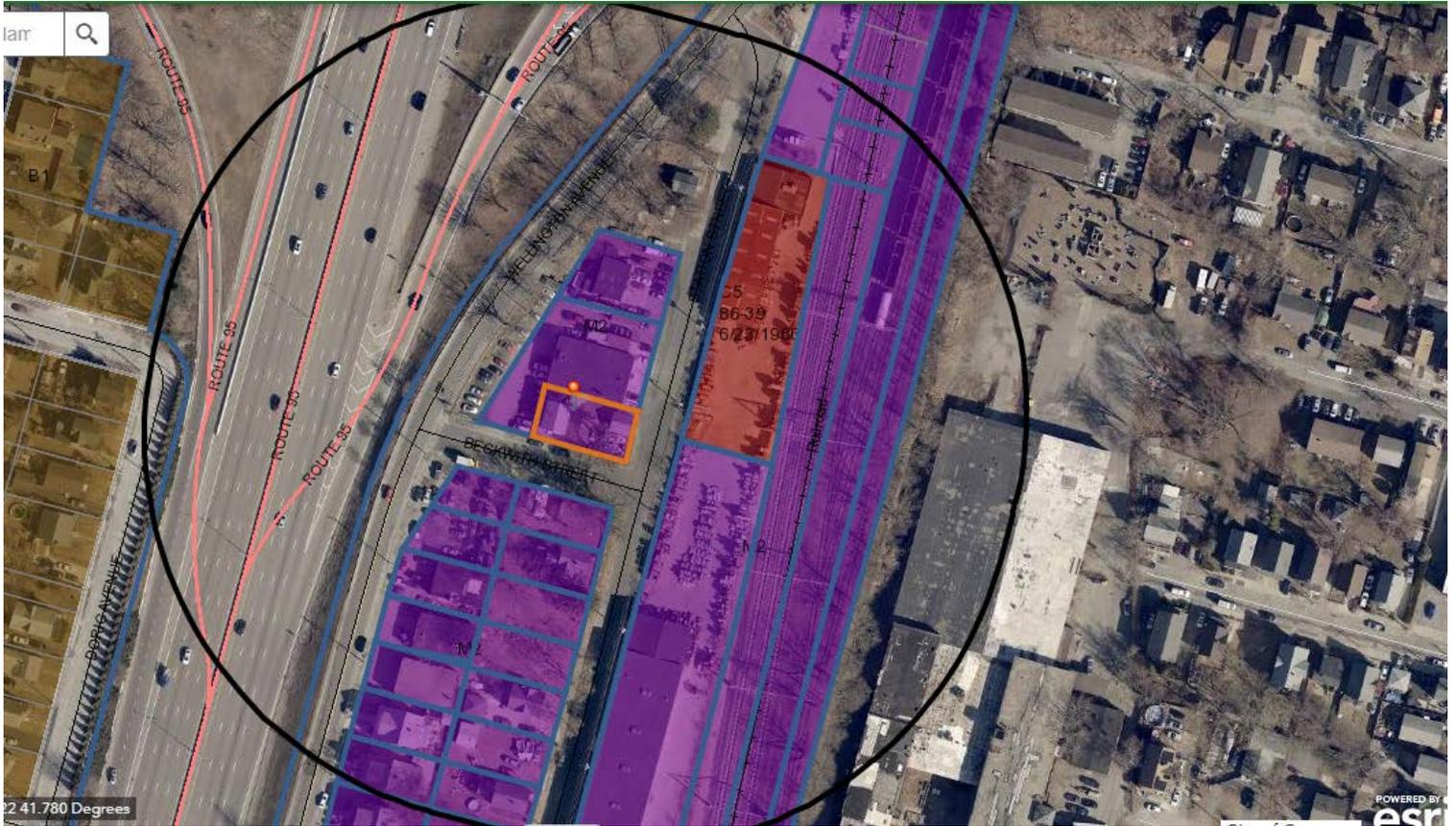
To legalize a second dwelling unit in an existing single-family dwelling. Applicant seeks relief per Sections 17.92.010 Variances; Section 17.20.030 - Schedule of Uses.

LOCATION MAP

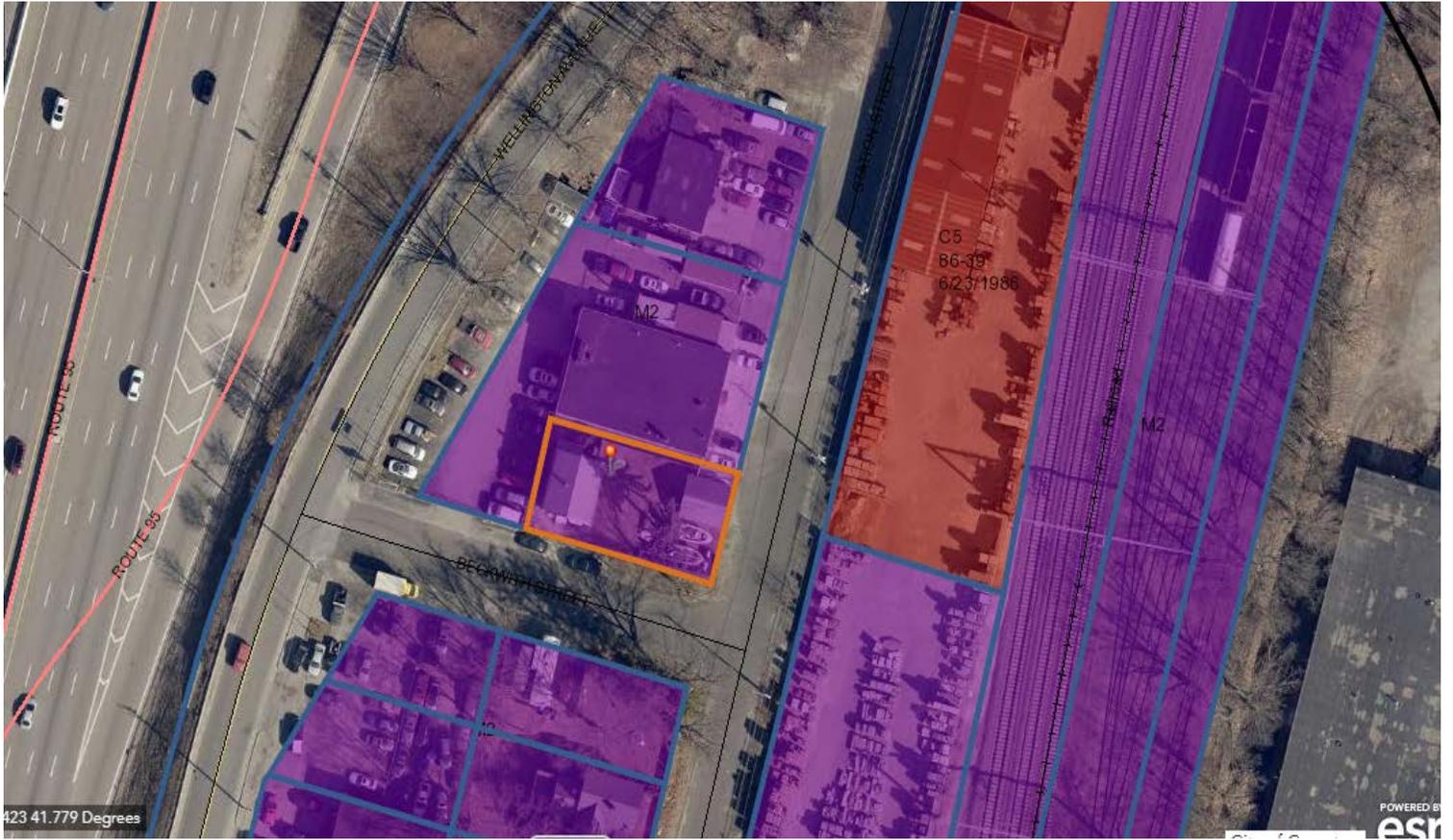


NEIGHBORHOOD AERIAL VIEW

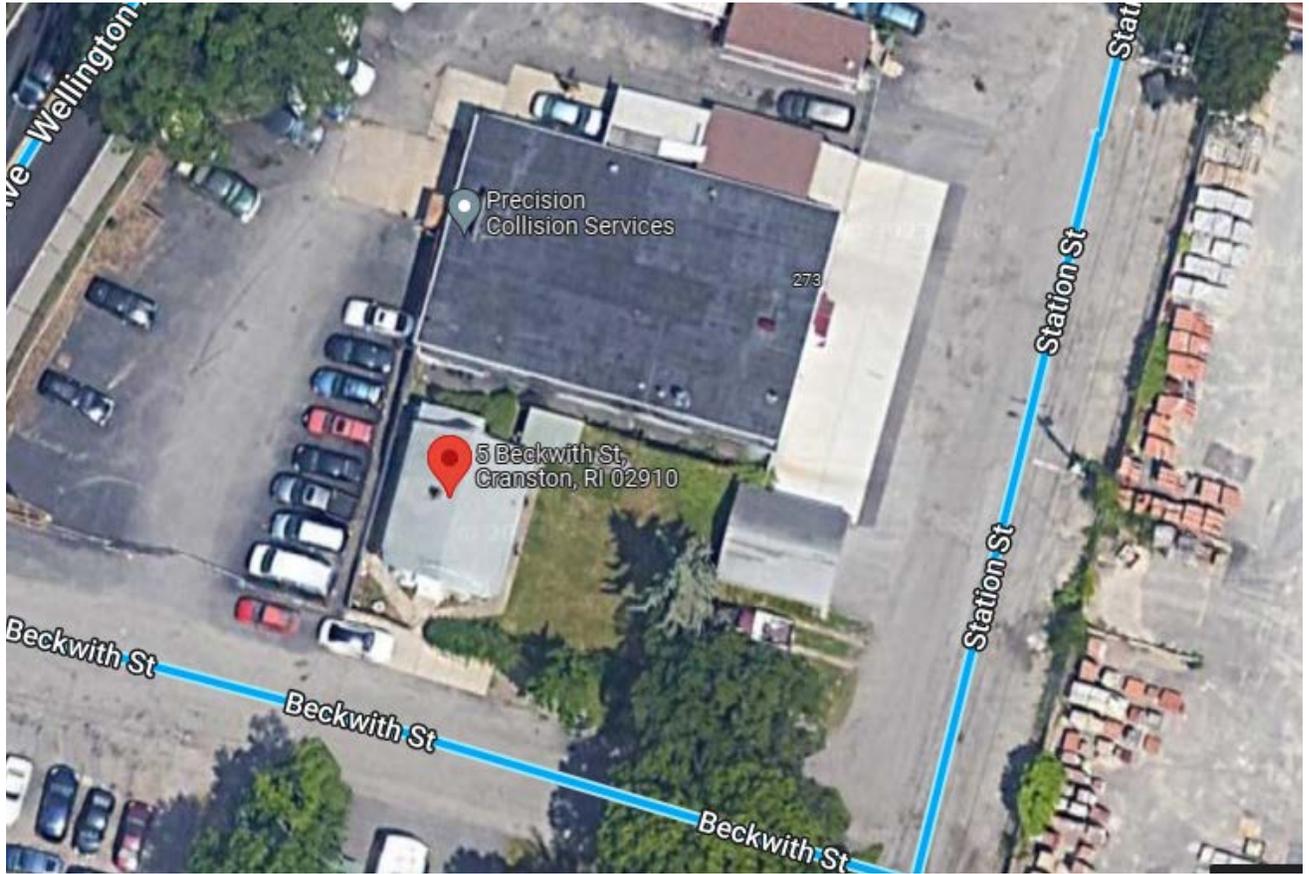
(400 foot radius outlined in black)



PARCEL AERIAL VIEW



3-D AERIAL VIEW



STREET VIEW
(from Beckwith Street)



STREET VIEW (from Beckwith Street)



STREET VIEW OF GARAGE

(from Beckwith Street)



PARTIAL VIEW OF SIDE ENTRANCE ACCESSING SECOND FLOOR



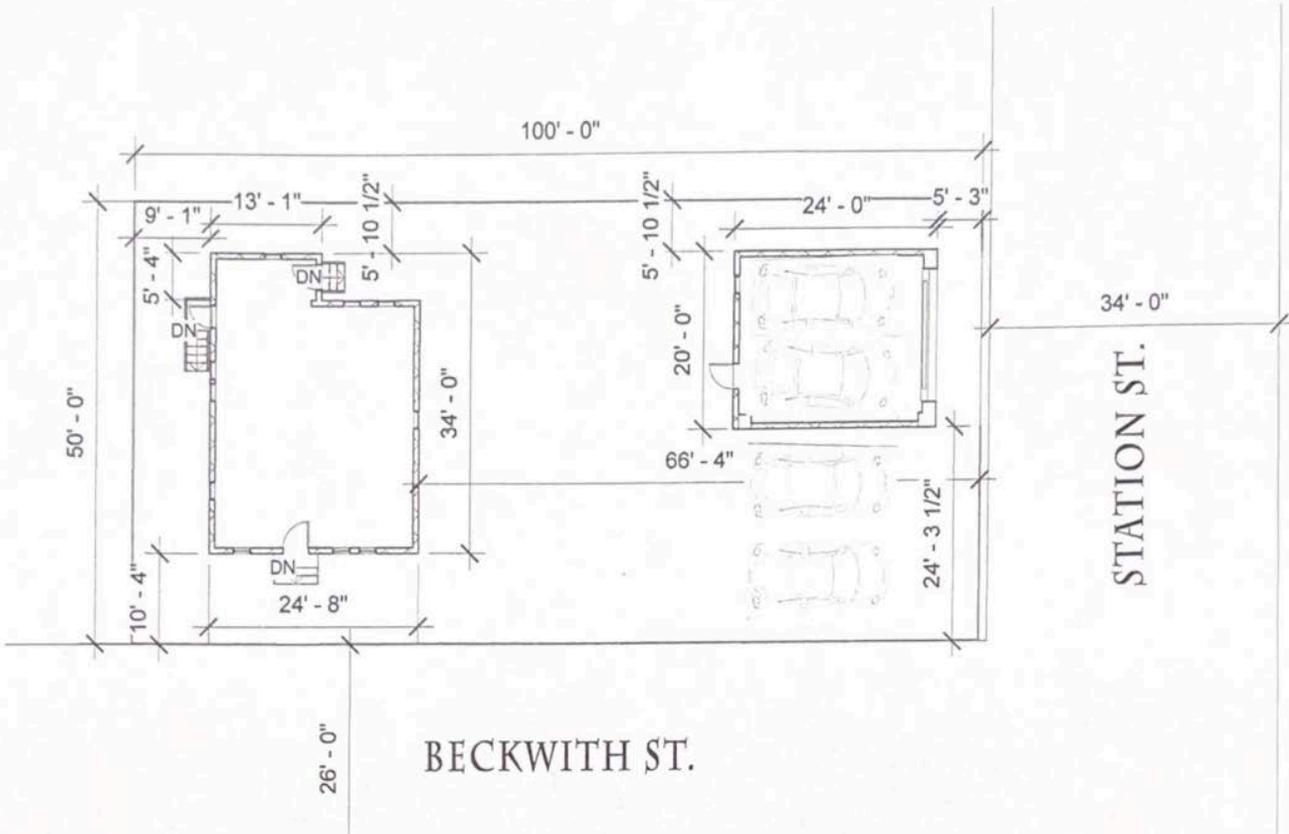
ZONING MAP



SITE LAYOUT

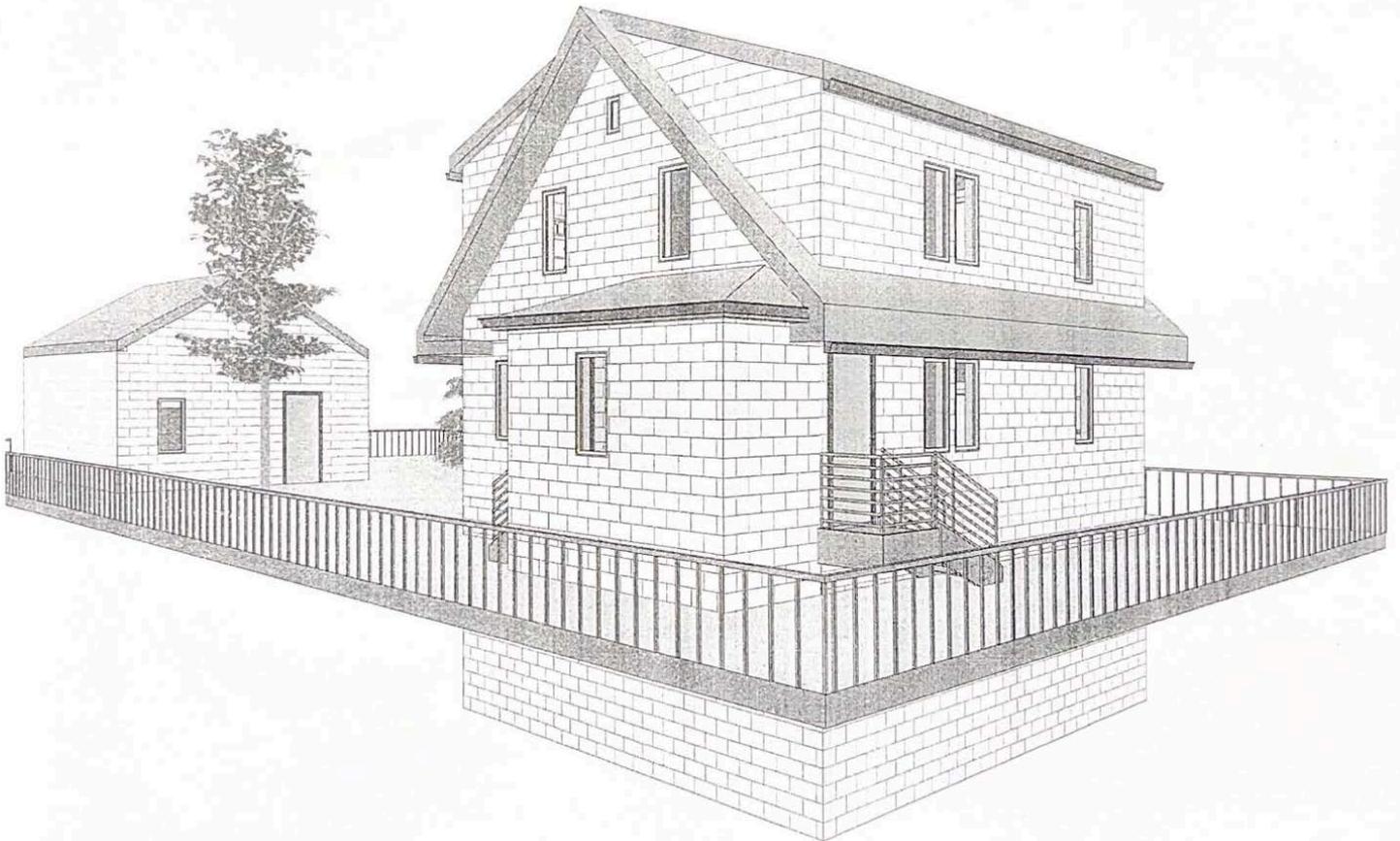
1/11/2023

Bassil Khoury mass PLAN.PNG

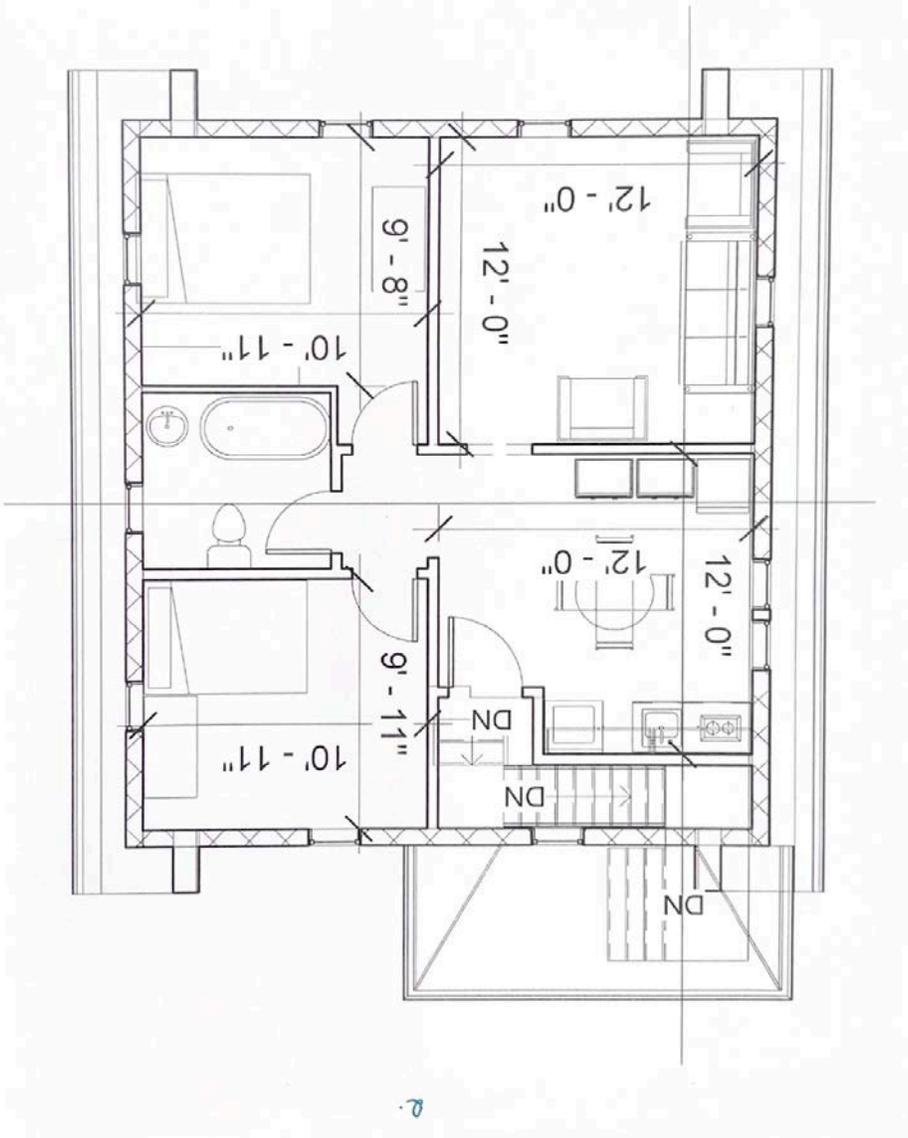


RENDERING OF PROPERTY

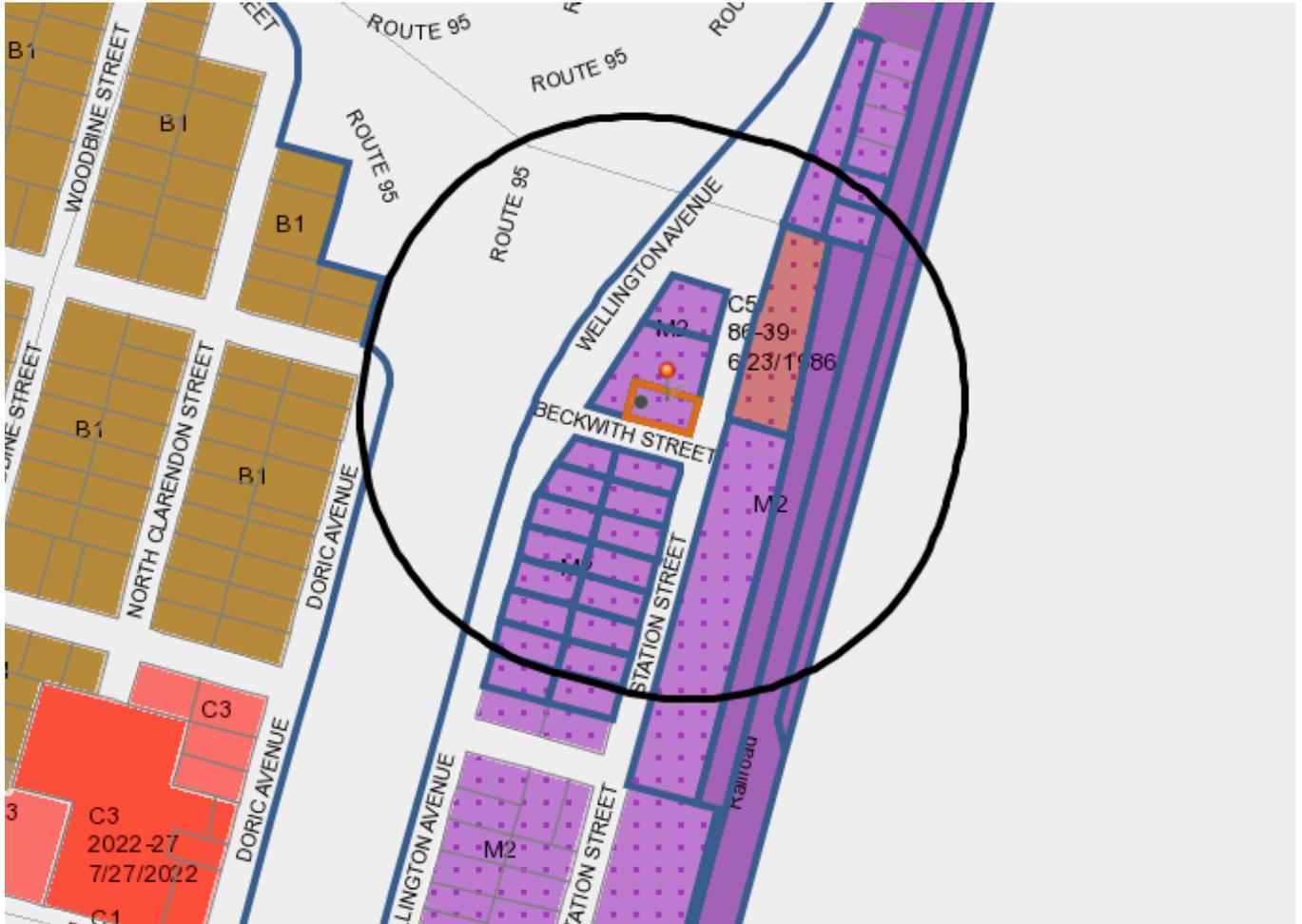
(note side and rear entrances)



FLOOR PLAN OF SECOND FLOOR



FUTURE LAND USE MAP



EXISTING LAND USES



Note: Mixed use of surrounding properties (Industrial/Residential)

PLANNING ANALYSIS:

It is salient to note that the application to legalize a second dwelling unit comes as a result of multiple enforcement actions by the city building department, due to previous illegal use of the property. If the application is approved, the applicant will be required to comply with all necessary building regulations (i.e., building permits and certificate of occupancy) verified by the building department.

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. As Use Variance Requests maintain a high standard of review, it is crucial to assess this application with focuses on appropriate land use, neighborhood consistency, and consistency with the Comprehensive Plan – Future Land Use Map. With this, staff has no outstanding concerns with the outcomes that would be created with positive consideration of the proposal as presented.

FINDINGS OF FACT:

1. The applicant is proposing to legalize a second dwelling unit in an existing single-family dwelling, thus the immediate request amounts to a Use Variance due to the proposed change in use.
 1. Property and tax records designate the property as a single-family dwelling.
 2. There is no proposed development or expansion of the existing dwelling.
2. The property is located in the M-2 zone (General Industry).
3. The property directly abuts an automotive repair shop, Precision Collision, located north of the property.
4. The surrounding neighborhood along Wellington Avenue, Station Street, and Beckwith Street in a north and south direction contains a mix of uses, including industrial and non-conforming single-family and two-family residential.
5. **The Comprehensive Plan and Future Land Use map designate 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”.**
6. 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. No additional evidence has been submitted that negates consistency with the Comprehensive Plan.
7. Existing parking is sufficient for the proposed, intensified use. Per Section 17.64.010 Off-street parking, single and two-family dwellings require only one space for each dwelling unit. The applicant has proposed four parking spaces between the two units.
8. As the surrounding neighborhood includes predominantly 2-family residences, staff finds that this application does not detract from the surrounding residential area, is not inherently destabilizing to the neighborhood, and that the increase in activity is not felt at street level.

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.