

City Planning Department



Memo

To: Cranston City Plan Commission
From: Doug McLean, AICP - Principal Planner / Administrative Officer
Date: October 27, 2021
Re: **Dimensional Variance Application at 50 Gansett Avenue**

Owner/App: Gansett Enterprises, LLC and David Medeiros

Location: 50 Gansett Ave., AP 7, Lo 2157

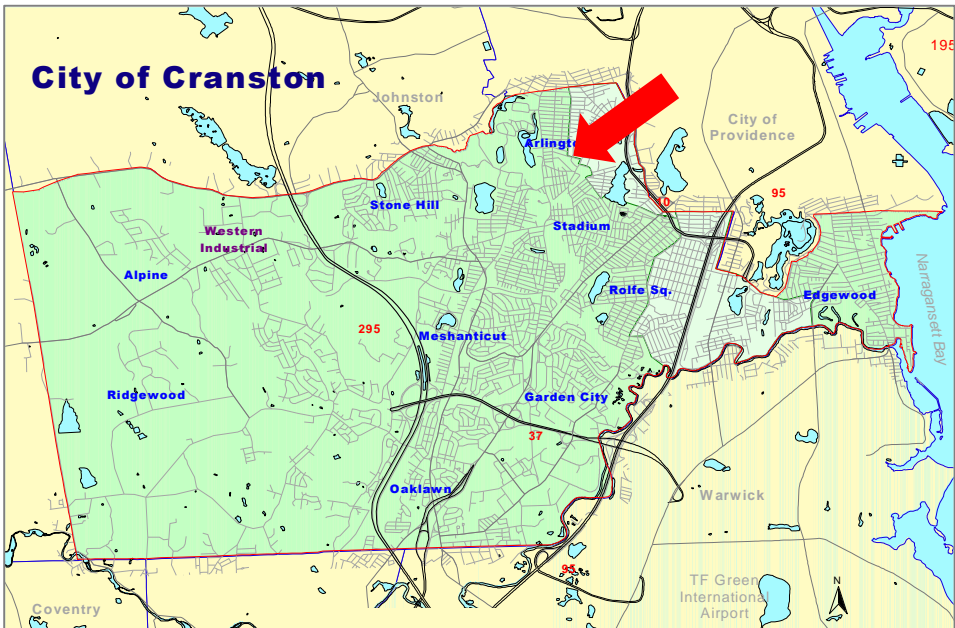
Zone: C-2 (Neighborhood business)

FLU: Neighborhood Commercial/Services

DIMENSIONAL VARIANCE REQUEST:

1. To allow the conversion of a mixed-use structure into a two-family dwelling on a lot totaling 5,405 sqft where 8,000 sqft is required [Section 17.20.120 – Schedule of Intensity]

LOCATION MAP



AERIAL VIEW



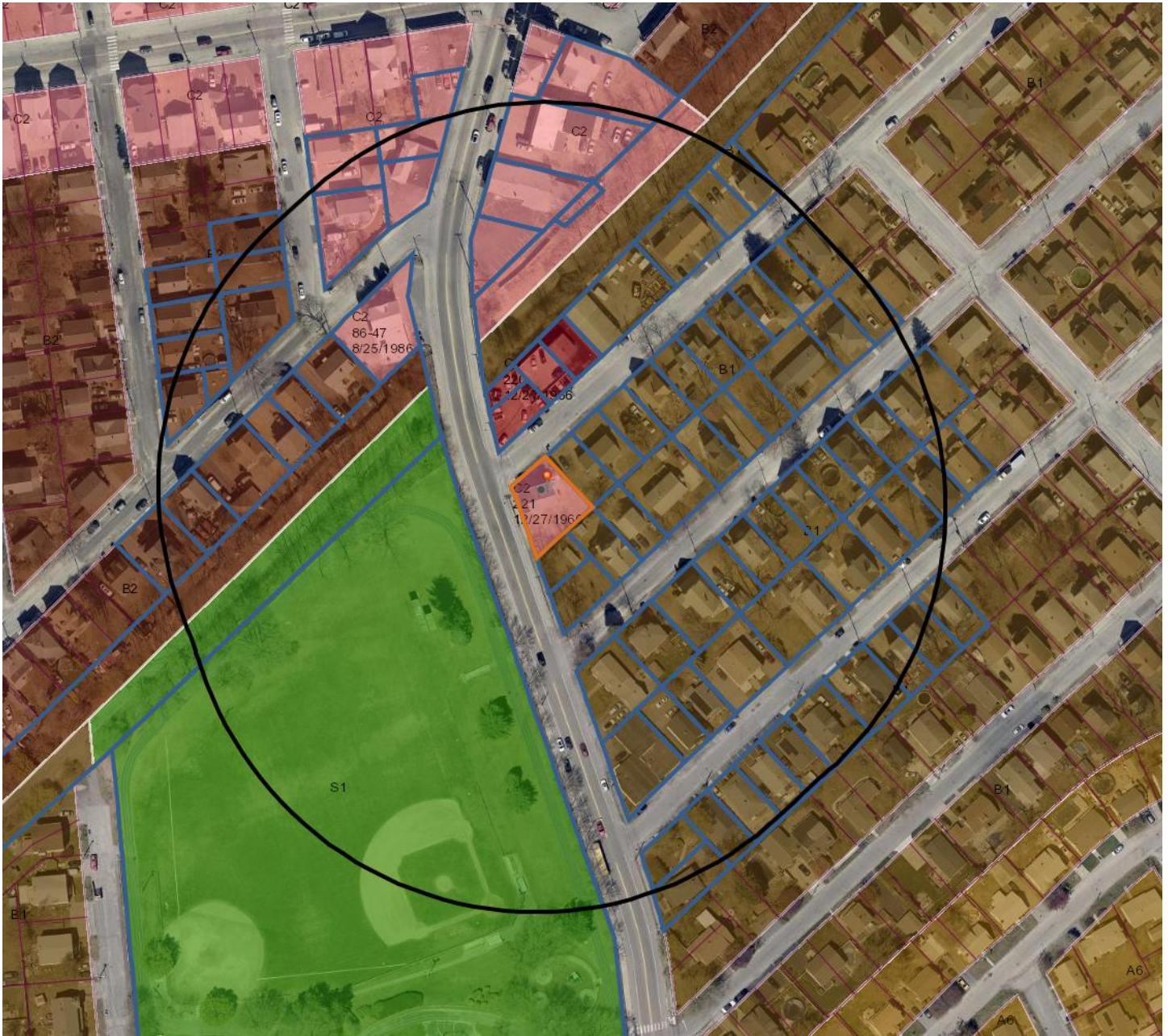
3-D VIEW



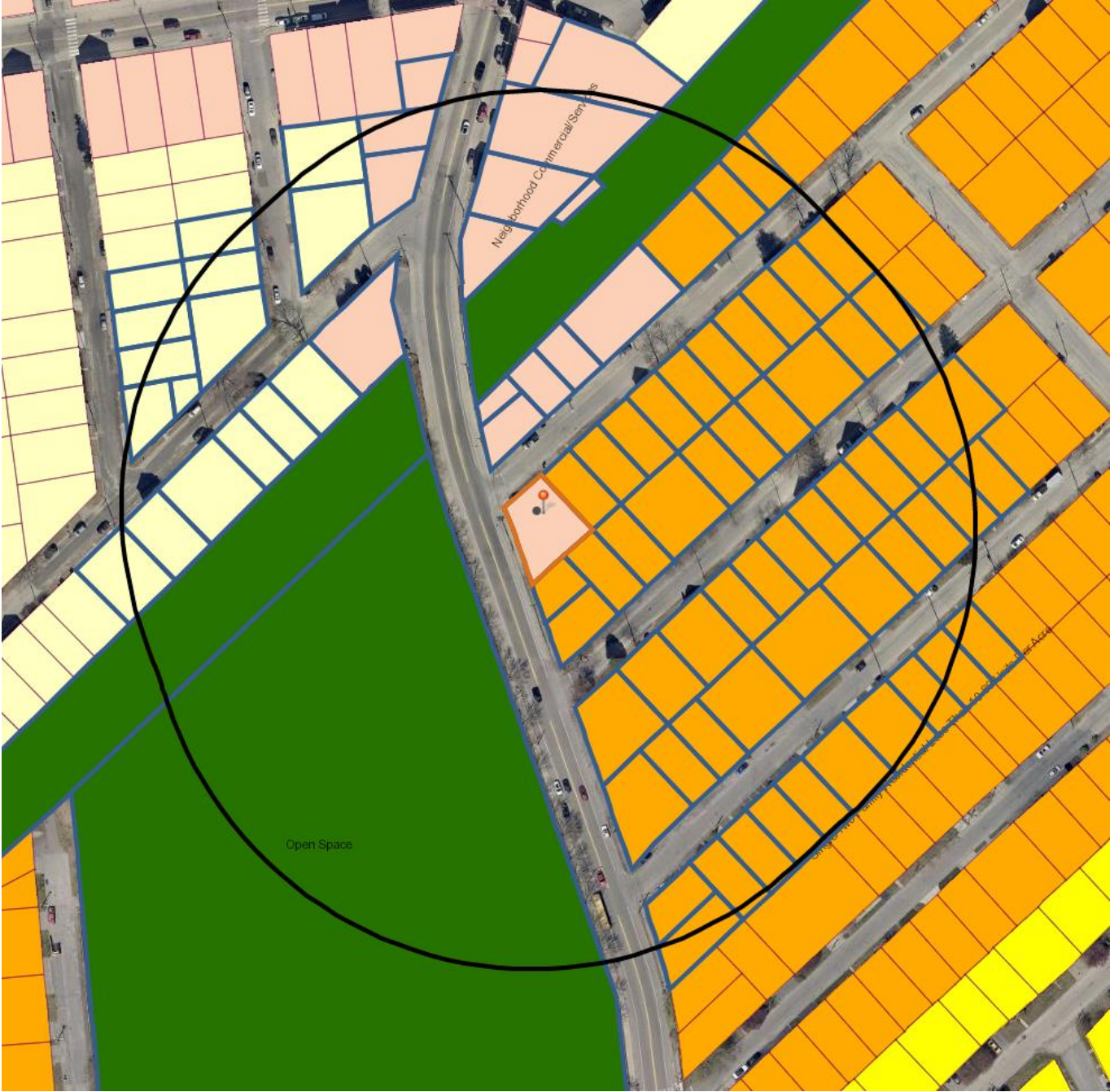
STREET VIEW



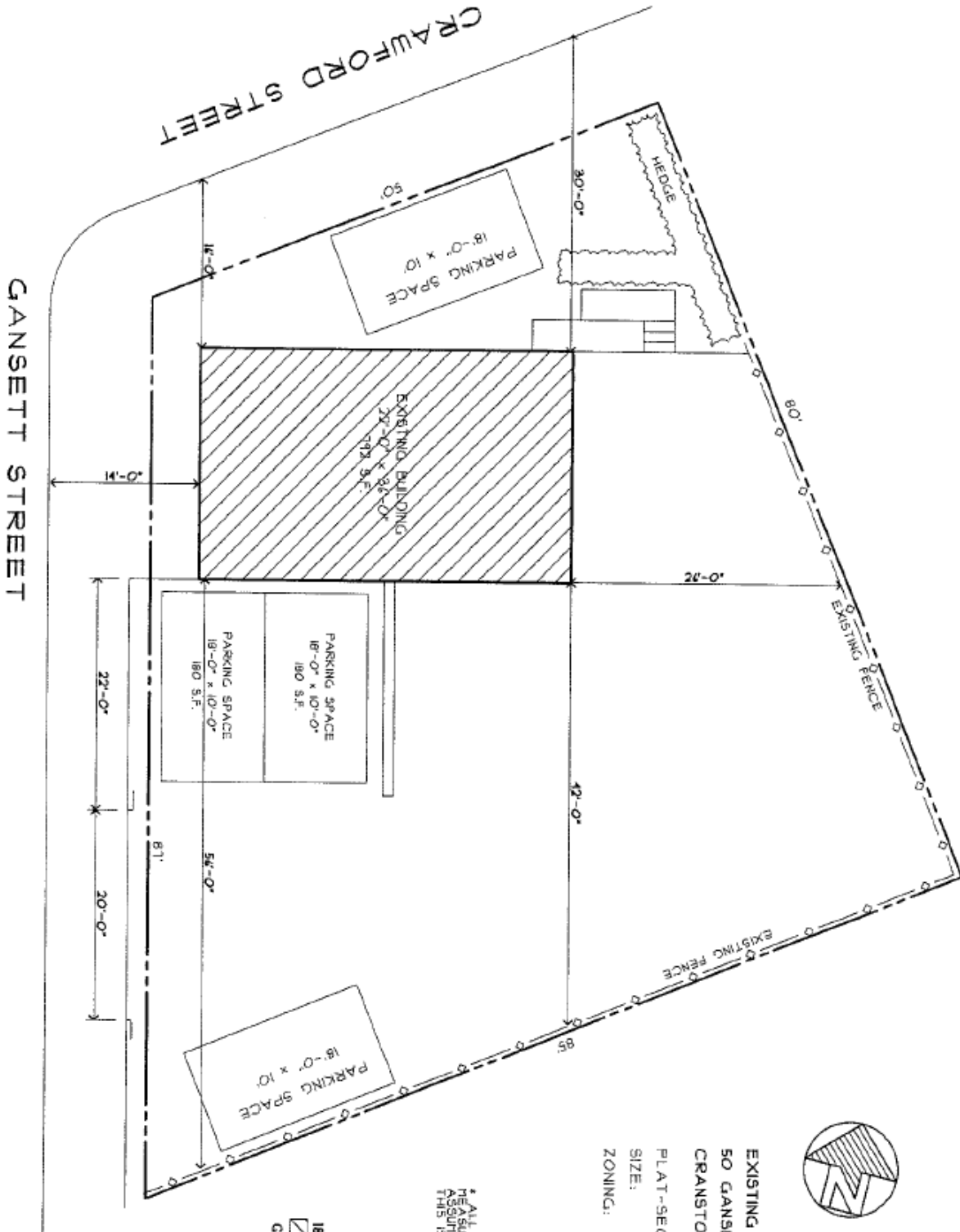
ZONING MAP



FUTURE LAND USE MAP

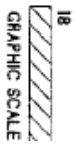


SITE PLAN



EXISTING BUILDING
 50 GANSETT AVENUE
 CRANSTON, RI
 PLAT-SECTION-LOT:
 SIZE:
 ZONING: C2 - H

* ALL MEASUREMENTS
 ASSUMED TO BE
 IN FIELD
 THIS IS NOT A PROFESSIONAL
 ENGINEERING DRAWING



PARKING PLAN - OPTION #5
 SCALE: 1" = 12'

FINDINGS OF FACT:

1. The applicant proposed to convert a mixed-use structure (commercial on first floor, residential on second floor) into a two-family dwelling in a C-2 zone.
2. A two-family dwelling is an allowed use by-right in a C-2 zone so only dimensional relief is needed.
3. The subject property is 5,405 sqft where 8,000 sqft is required for the proposed use of a 2-family.
4. City records indicate that the subject property was a legal nonconforming mixed-use property dating back to at least 2006.
5. The site plan provided by the applicant (page 7 of this memo) demonstrates that there is sufficient space for off-street parking on the site (2 spaces are required).
6. Staff reviewed the City's Comprehensive Plan to determine if the proposal is consistent with the Plan for the use and density being proposed. The property has a Comprehensive Plan Future Land Use Map (FLUM) designation of Neighborhood Commercial/Services that allows the use of two-family dwellings and does not restrict housing density for properties within the Neighborhood Commercial/Services designation. Therefore, the proposal is consistent with the Comprehensive Plan FLUM.
7. Furthermore, the proposal is consistent with the Comprehensive Plan Housing Element in that development of infill lots is encouraged in Eastern Cranston.
8. Based on the above 2 findings, staff finds that the application is consistent with the City's Comprehensive Plan.
9. Staff finds that the proposal to convert a mixed-use structure into a two-family dwelling generally fits with the character of the surrounding neighborhood based on the fact that the subject property is largely surrounded by residential properties with a mix of single- and two-family dwellings.

RECOMMENDATION:

Due to the finding that the proposed land use and density are consistent with the Comprehensive Plan, and due to the finding that the application will not negatively impact the character of the surrounding neighborhood, staff recommends the Plan Commission forward a **positive recommendation** on this application to the Zoning Board of Review.