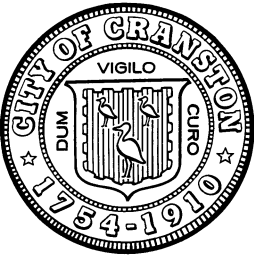


# City Planning Department



## Memo

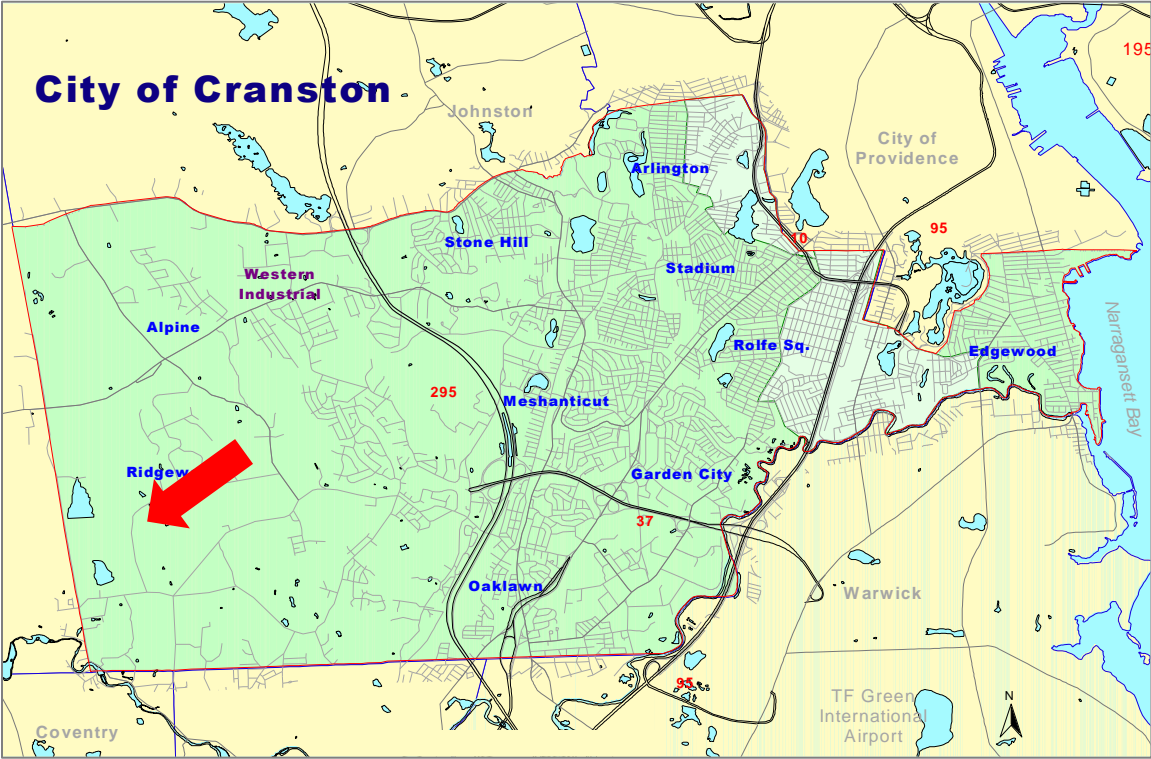
To: Cranston City Plan Commission  
From: Joshua Berry, AICP – Senior Planner / Administrative Officer  
Date: September 1, 2022  
Re: **Special Use Permit @ 504 Laten Knight Road**

**Owner:** Jocks Horse Farm, LLC  
**Applicant:** Angela Baxter  
**Location:** 504 Laten Knight Road, AP 29 Lot 11  
**Zone:** A-80 (Single-family Residential on 80,000 ft<sup>2</sup> lots)  
**FLU:** Single Family Residential Less Than 1 Unit/Acre

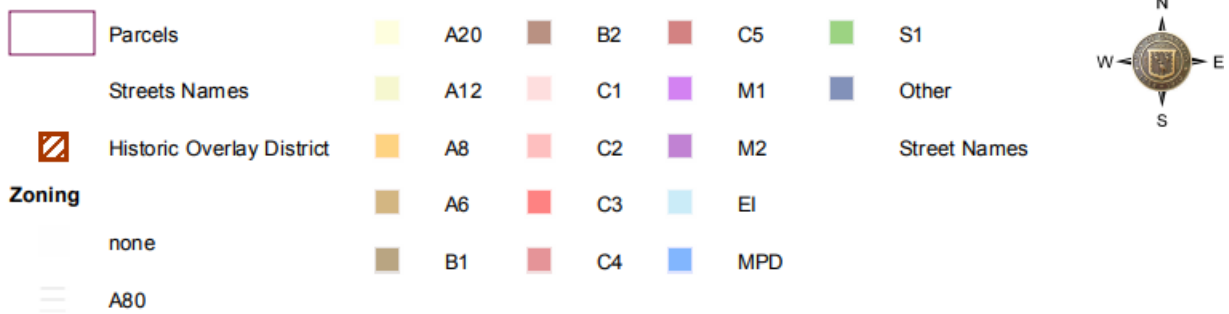
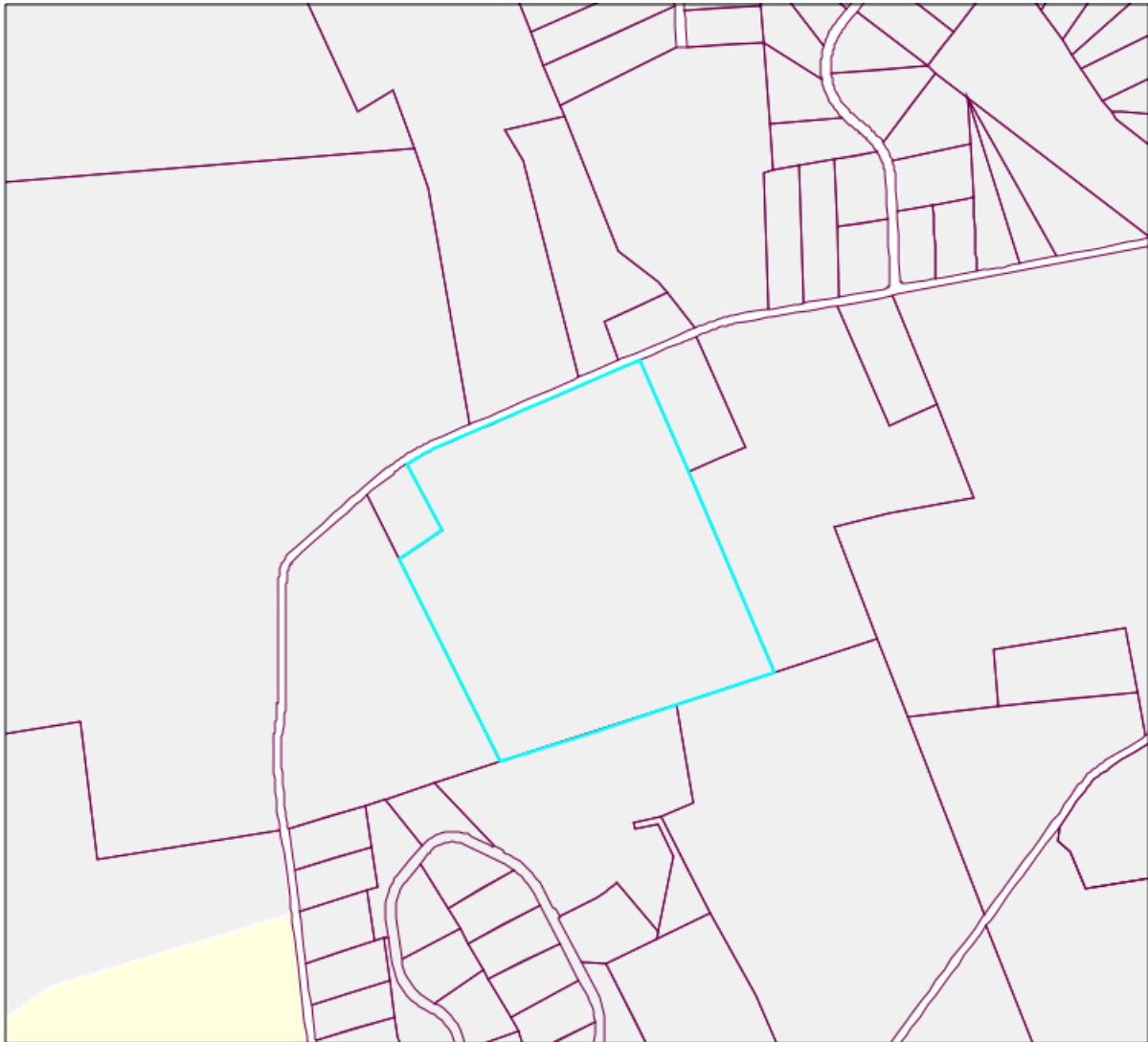
**SPECIAL PERMIT REQUEST:**

- 1. To allow a kennel to operate within an A-80 zone. [17.20.030 Schedule of Uses]

### LOCATION MAP



# ZONING MAP

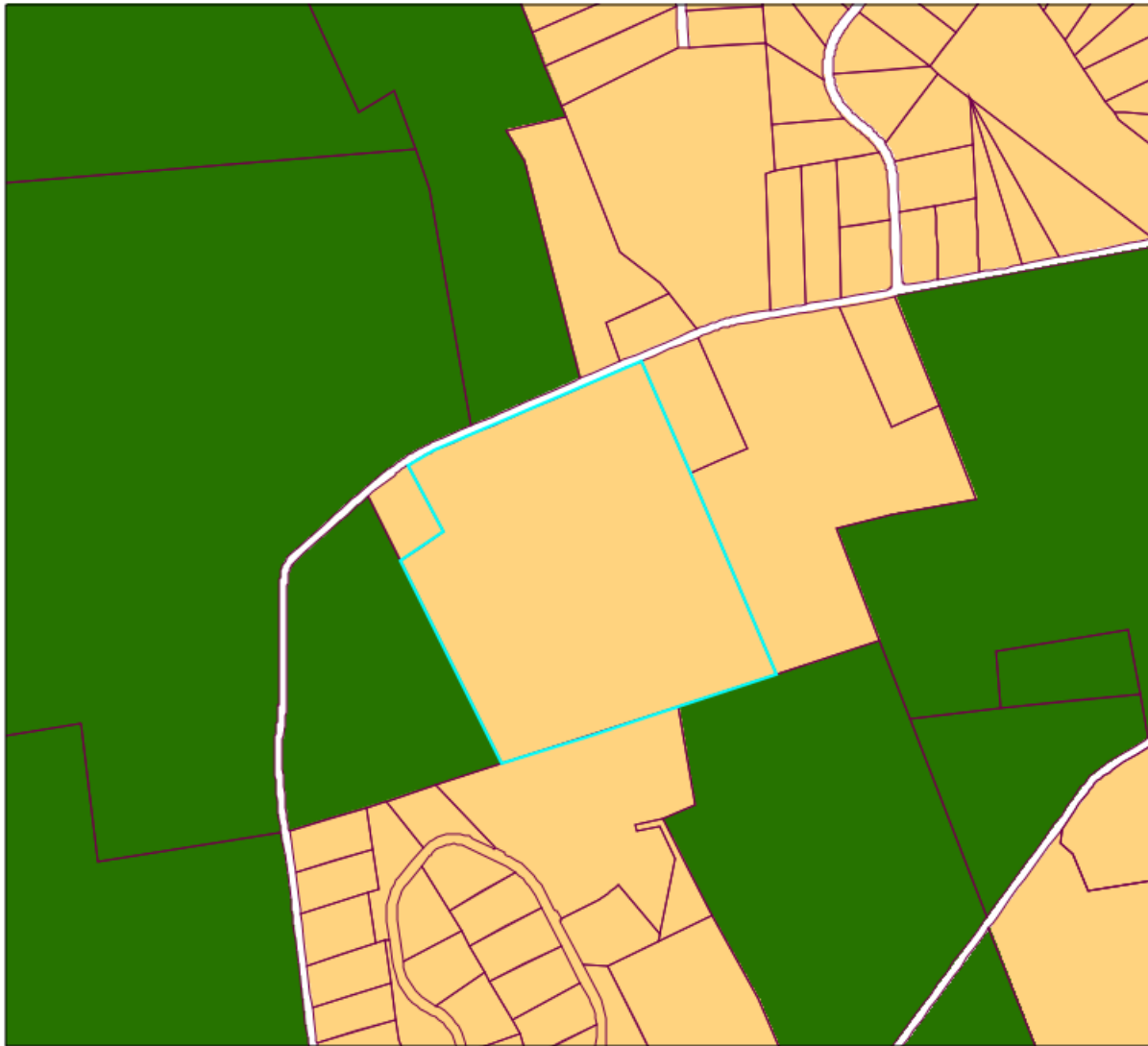


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# FUTURE LAND USE MAP



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City of Cranston

## AERIAL VIEW



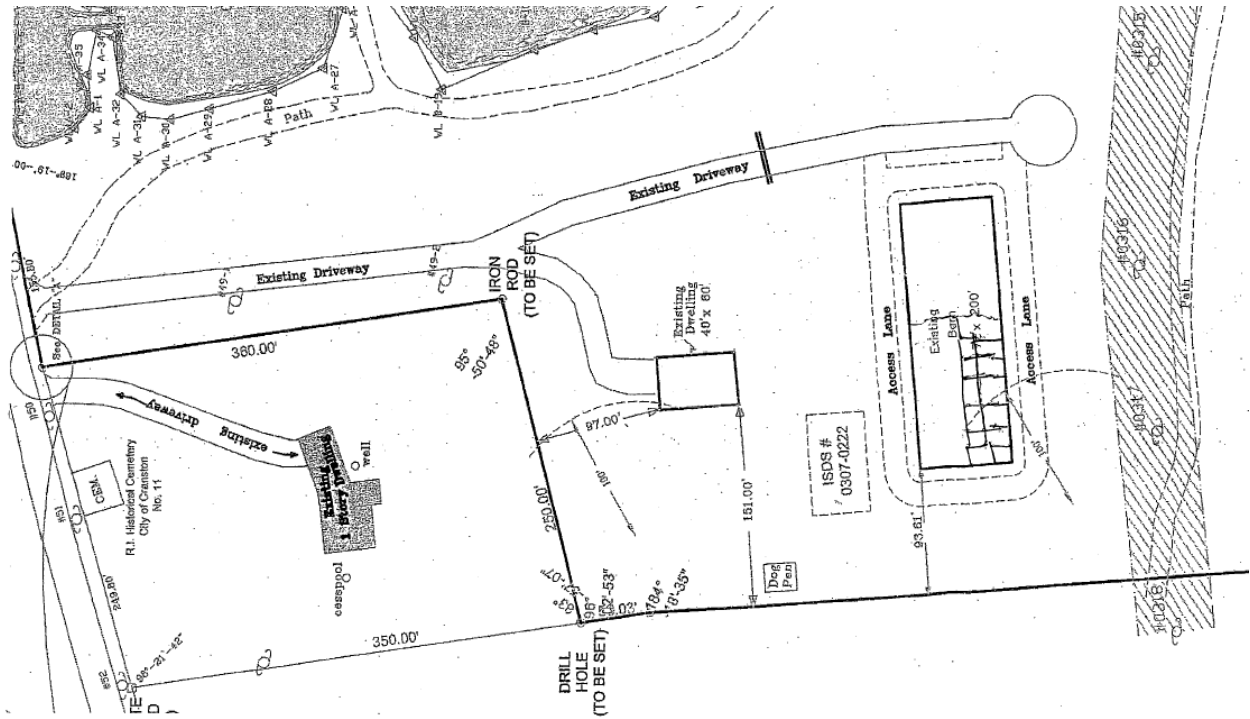
## 3D AERIAL VIEW



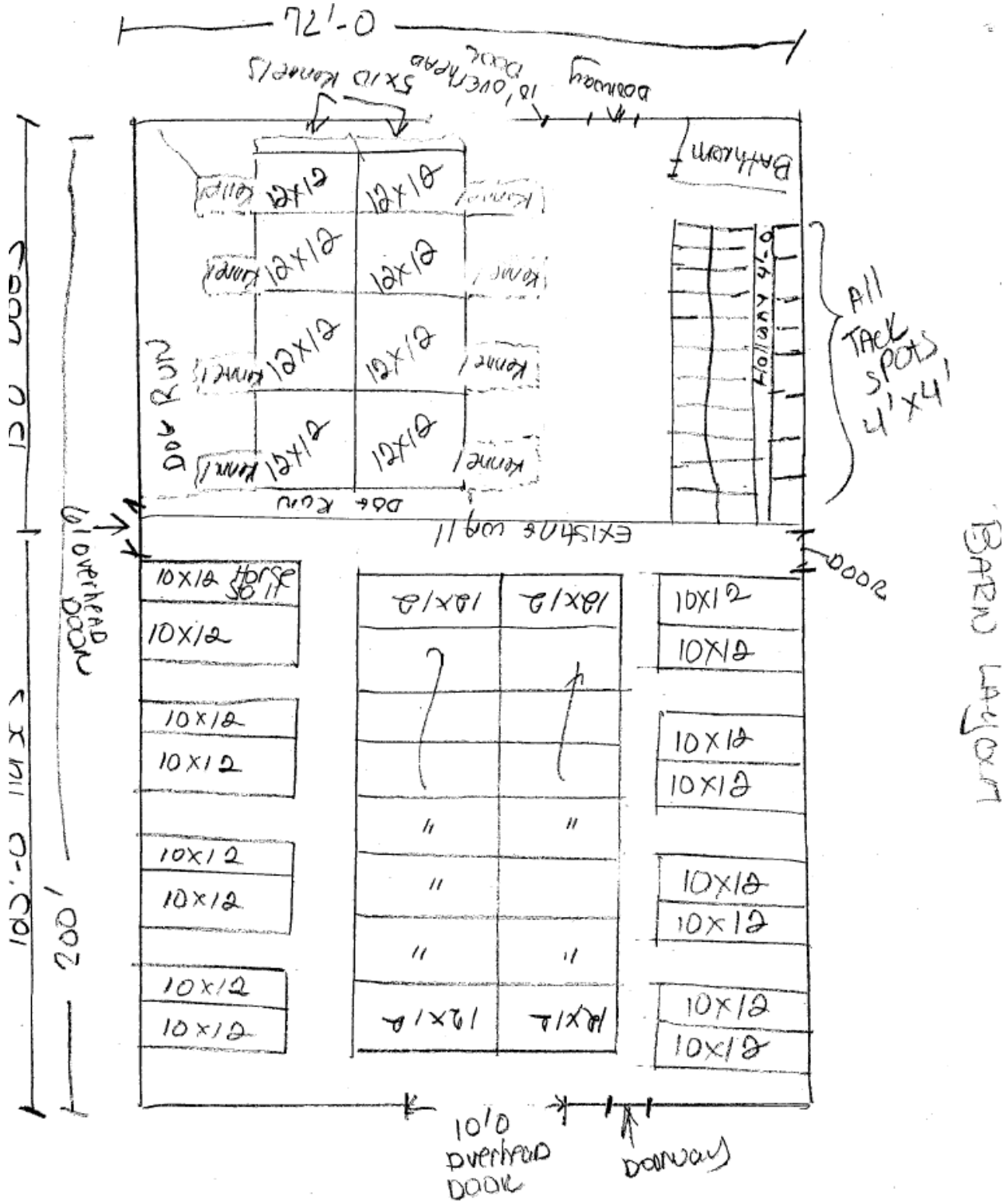
# STREET VIEW (From Park Ave)



# SITE PLAN



# FLOOR PLAN



## **FINDINGS OF FACT:**

1. The subject site is a 53-acre lot in A-80 zoning. The applicant is proposing a kennel to be located within a portion of the existing barn at this location with no structural alterations to the exterior of the building. Kennels are allowed with a Special Permit in A-80 zoning per Sec. 17.20.030 *Schedule of Uses*.
2. The property is in a very rural area of Western Cranston. The closest residential structure is over 1,000 feet away and is buffered by a forest on municipal-owned and conserved property. Granting the special use permit would not have a negative impact on the abutters.
3. The City of Cranston Comprehensive Plan's Future Land Use Map designates the subject parcel as "Single-Family Residential Less Than 1 Unit Per Acre." Despite the wording of the FLUM designation which generally applies to A-80 parcels throughout the city, farming/agriculture is also a common use under this designation and is encouraged by the Comprehensive Plan. The kennel use will be in keeping with the nature of the horse farm and is thereby consistent with the City of Cranston Comprehensive Plan's Future Land Use Map.
4. The Comprehensive Plan Natural Resources Element recommends the "Protection of Cranston's Natural Resources" by adopting a "Farm-based Retail District" with the purpose as follows, "A farm-based retail district. . . would support the continuation of existing farms and encourage the development of new ones by allowing retail operations to expand, thereby increasing the customer base. This ordinance would allow farmers to be more competitive, maintain productive farmland, retain the rural character of the area, support historic preservation goals, and most importantly, preserve the natural resources within the district" (p. 107). The special use permit request is consistent with the intent of this recommendation as it would help keep preserve the horse farm and maintain the scenic aesthetic of the property.

## **ANALYSIS:**

Kennels can be a nuisance in residential areas, especially when abutters are in proximity. In this instance, the kennel would be located on a 53-acre lot and there are no abutters within 1,000 feet of the kennel location with substantial existing buffering to mitigate any potential impacts. The kennel would not require any construction but will be located within a portion of an existing horse barn. Staff does not anticipate negative impacts from the proposed kennel, and furthermore, the revenue would assist in preserving the horse farm consistent with the Comprehensive Plan Natural Resources strategy described above in finding #4.

## **RECOMMENDATION:**

Due to the finding that the application is consistent with the Comprehensive Plan, and considering that granting of the special use permit will not have a negative impact to the neighborhood, staff recommends that the Plan Commission forward a **positive recommendation** to the Zoning Board of Review with the following condition:

1. The applicant shall obtain DPR approval or obtain a consensus from the DPRC of non-jurisdiction.