

# City Planning Department



## Memo

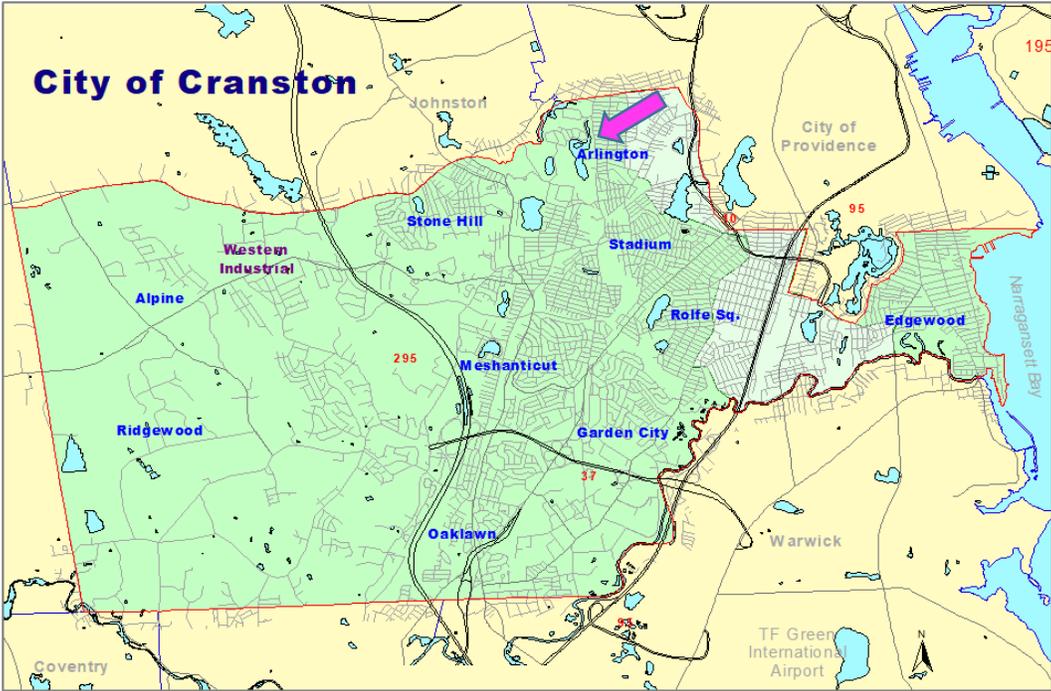
**To:** Cranston City Plan Commission  
**From:** Amelia Lavallee – Planning Intern  
**Date:** March 3, 2023  
**Re:** Special Use Permit at 565 Dyer Avenue

**Owner:** Gianta LLC  
**Applicant:** Armando Perez  
**Location:** 565 Dyer Avenue; AP 8, Lots 2766 & 2804  
**Zone:** C-5 (Heavy business, industry)  
**FLU:** C-5 (Highway commercial/services)

**SPECIAL USE PERMIT REQUEST:**

Applicant seeks to convert an existing Business, Professional Office into a Religious Place of Worship and to construct an addition with reduced front yard setback at 565 Dyer Avenue, A.P. 8, lots 2766 and 2804; area 6,400 s.f; zoned C5. Applicant seeks relief per 17.92.010- Variances, Section 17.20.120- Schedule of Intensity Regulations, Section 17.92.020 Special Permit.

## LOCATION MAP



# NEIGHBORHOOD AERIAL VIEW

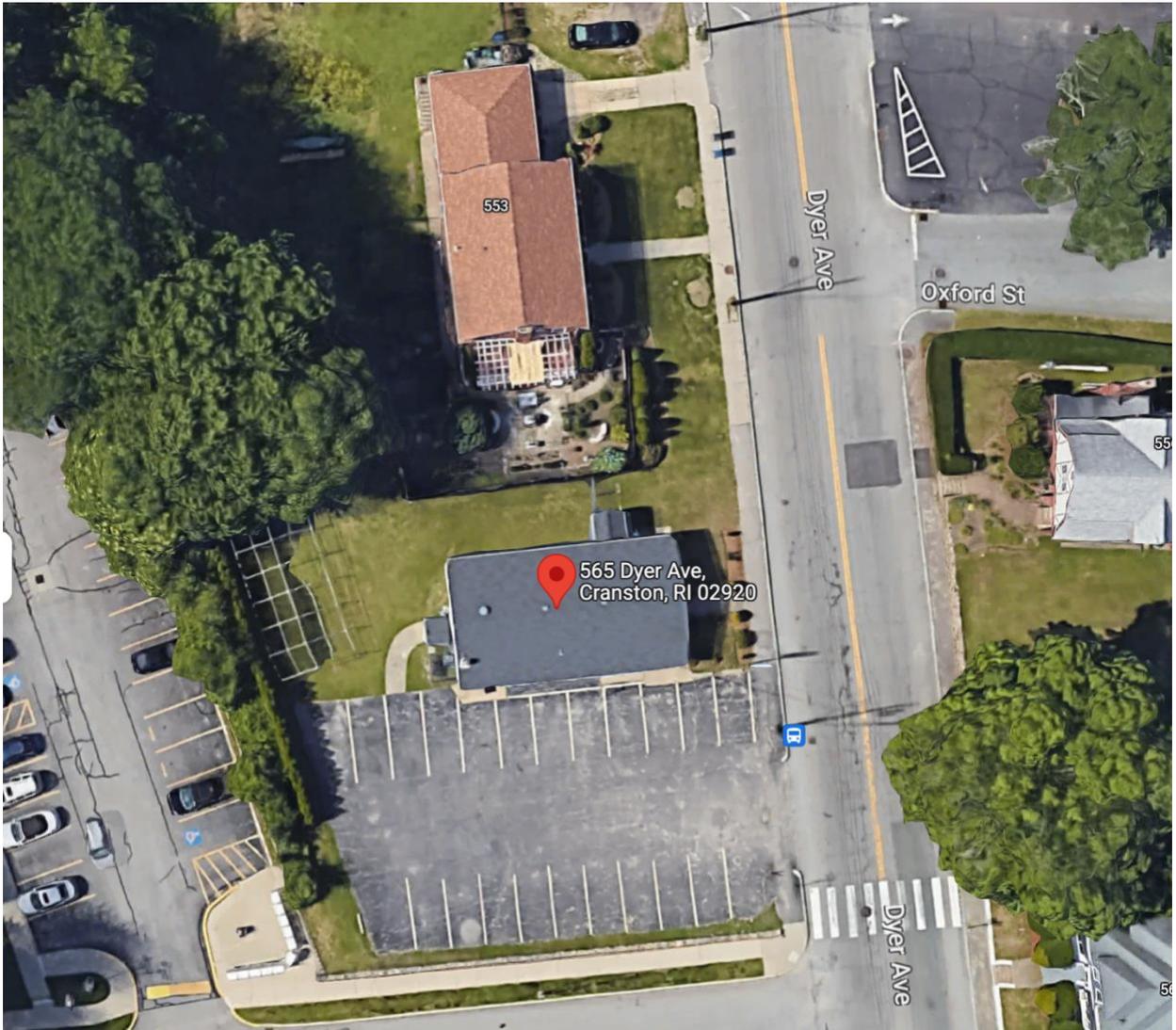
(400-foot radius outlined in black)



# PARCEL AERIAL VIEW



### 3-D AERIAL VIEW



**STREET VIEW**  
**(from Dyer Avenue)**



**STREET VIEW**  
**(from Dyer Avenue)**



# ZONING MAP

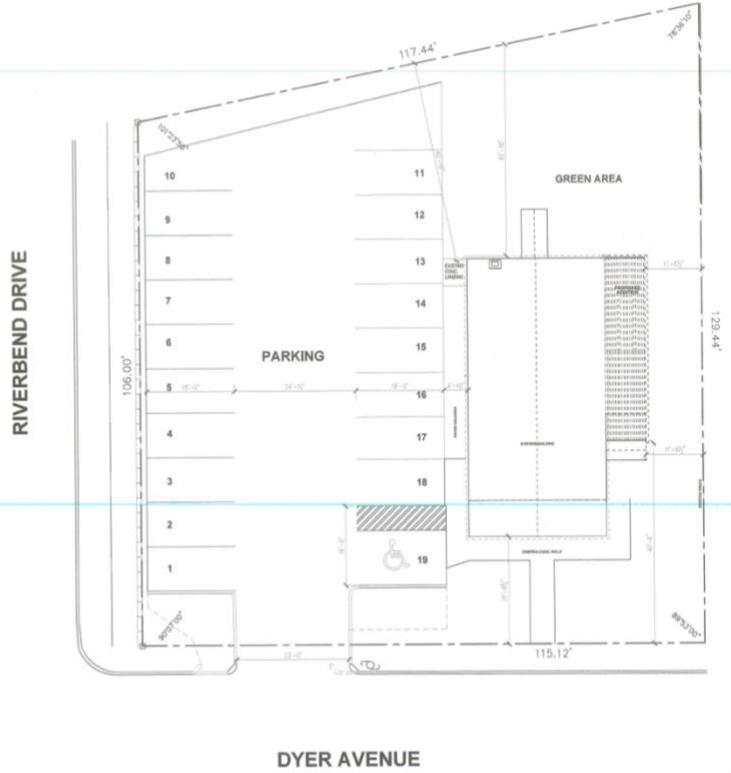


# SITE LAYOUT

**SURVEY NOTE:**  
 1. SITE PLAN, BOUNDARY LINES, AND BUILDINGS BASED ON SURVEY BY PETER V. CPOLLA, JR.

**ZONING DATA**  
 PLAT 8/3, LOTS 2776, & 2804  
 DISTRICT C-5  
 USE GROUP- RELIGIOUS WORSHIP

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	13,552 SF	13,552 SF
LOT COVERAGE	60% Max	8%	15%
FRONTAGE	60'	115.12'	115.12'
FRONT SETBACK	30'	21'-8.5"	21'-8.5"
SIDE SETBACK	8'	11'-8.5"	11'-8.5"
REAR SETBACK	30'	48'-10"	48'-10"
MAXIMUM HEIGHT	30'	17'-4"	17'-4"
PARKING SPACE PER TO SEATS	55 Seats=6 Spaces		30 SPACES

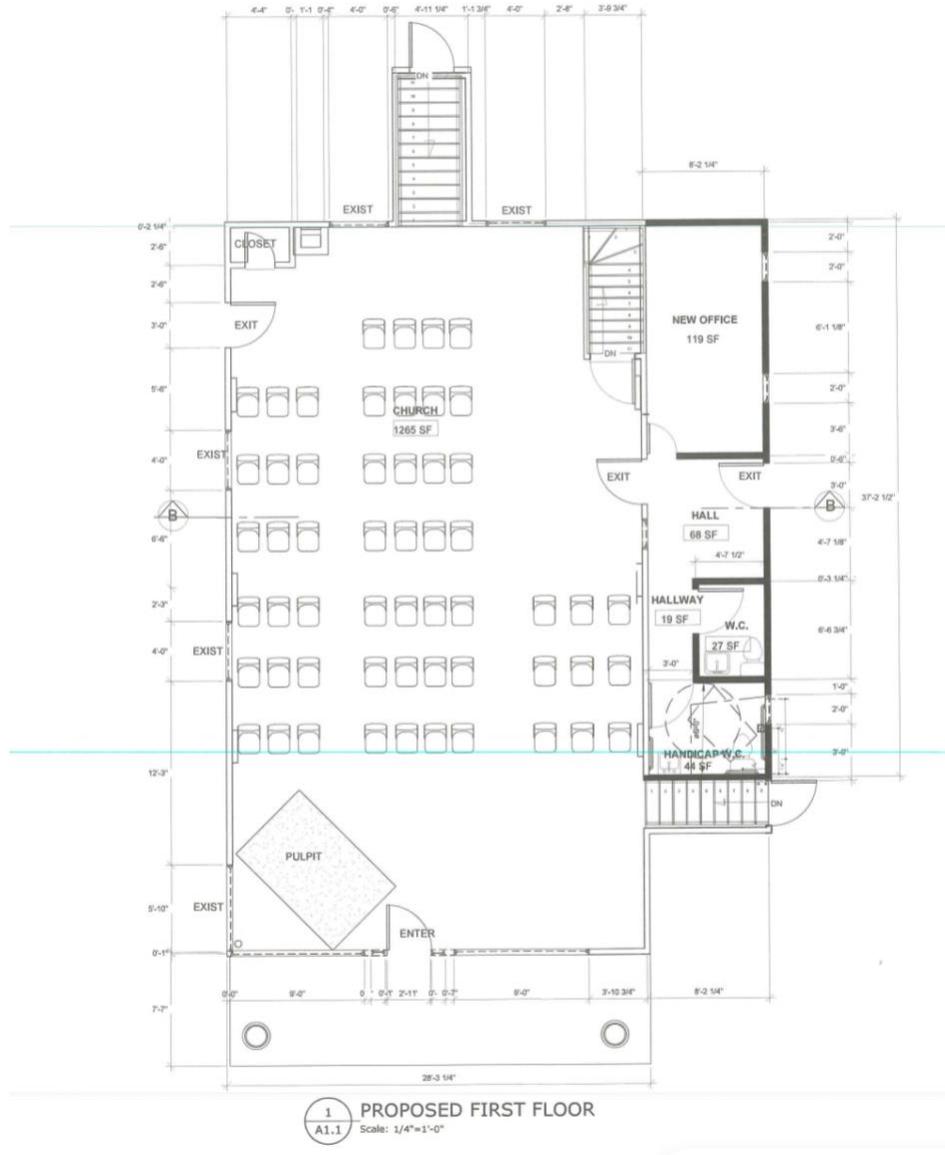


DYER AVENUE

1 SITE PLAN  
 A1.0 Scale: 1"=10'-0"



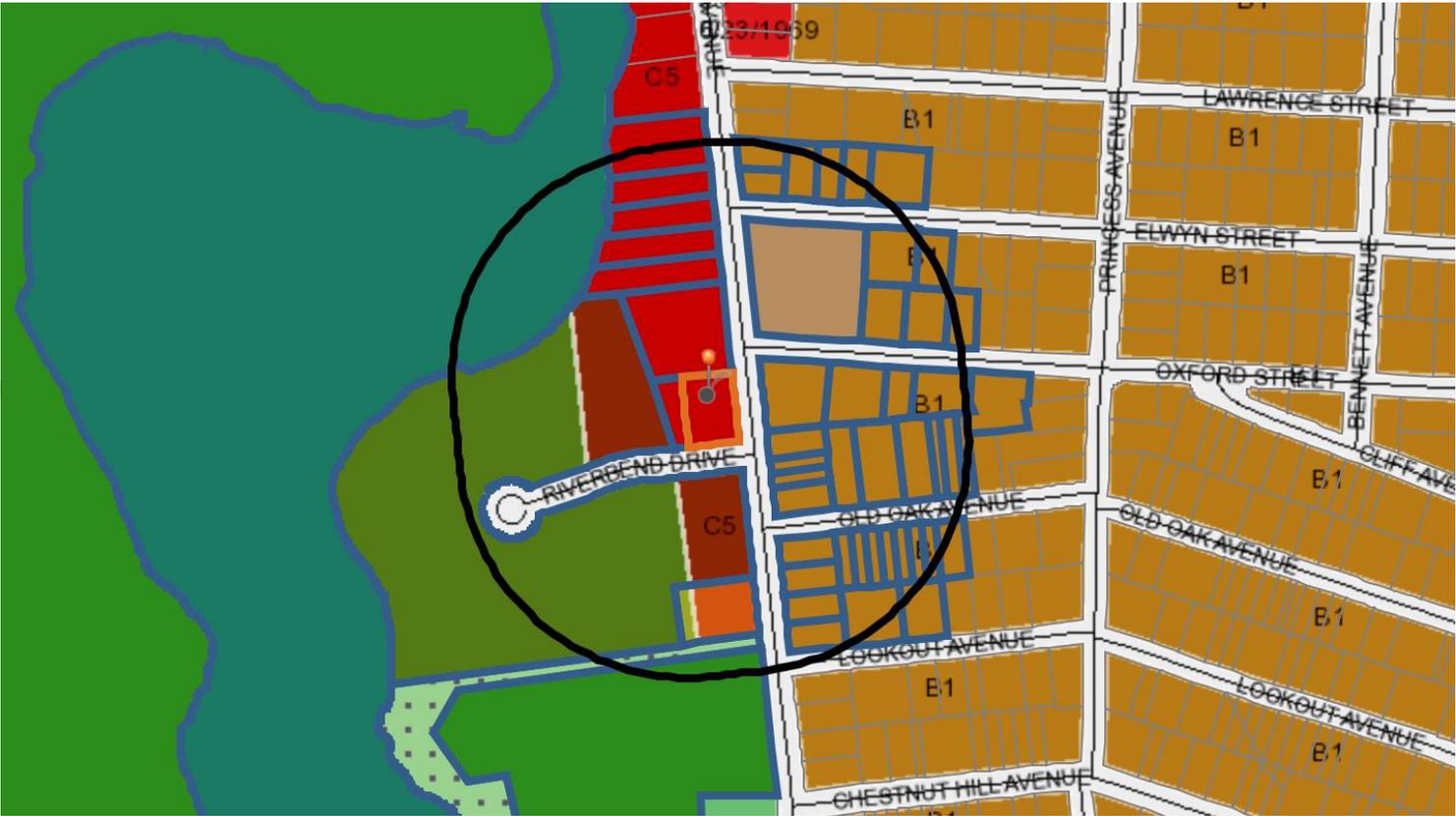
# PROPOSED LAYOUT – FIRST FLOOR



## RENDERING OF PROPOSED SITE



# FUTURE LAND USE MAP



## PLANNING ANALYSIS:

It is salient to note that the application includes a request to “construct an addition with reduced front yard setback”. The applicant does not require relief for this request; therefore, it is not in the purview of zoning to approve or deny. 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 nature of the use as a religious place of worship, allowed by right in a multitude of zones (i.e., A-20, A-80, A-12, A-8, A-6, B-1, B-2, C-1, C-2, C-3) 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 convert an existing Business, Professional Office into a Religious Place of Worship and to construct an addition with reduced front yard setback, thus the immediate request amounts to a Special Use Permit within the C-5 zone.
2. The property is located in the C-5 zone (Heavy business, industry).
3. The surrounding neighborhood along Dyer Avenue in a north and south direction contains a mix of uses, including commercial and non-conforming residential uses.
4. Under the Special Use Permit requirements (Zoning Sec. 17.92.020), the applicant must comply with the following standards;
  - a. The proposed use will substantially conform to the scale and context of the surrounding developments;
  - b. It shall be compatible with its surroundings;
  - c. It shall not be injurious, obnoxious, or offensive to the neighborhood;
  - d. It shall not hinder the future development of the city;
  - e. It shall promote the general welfare of the city; and
  - f. It shall be in conformance with the purposes and intent of the comprehensive plan
5. Existing parking is sufficient for the proposed use. Per Section 17.64.010 Off-street parking, places of religious worship require “one space for each ten (10) seats in main room or area in which services are held”.
  - a. The applicant has proposed 55 seats in total within the main service area, requiring, at a minimum, 5.5 parking spaces.
    1. The applicant has fulfilled this requirement, proposing (18) parking spaces and (1) ADA compliant parking space.
6. As the surrounding neighborhood includes a mix of uses, staff finds that this application does not detract from the surrounding area, is not inherently destabilizing to the neighborhood, and that the proposed use is not injurious, obnoxious or offensive.

**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.