

City Planning Department



Memo

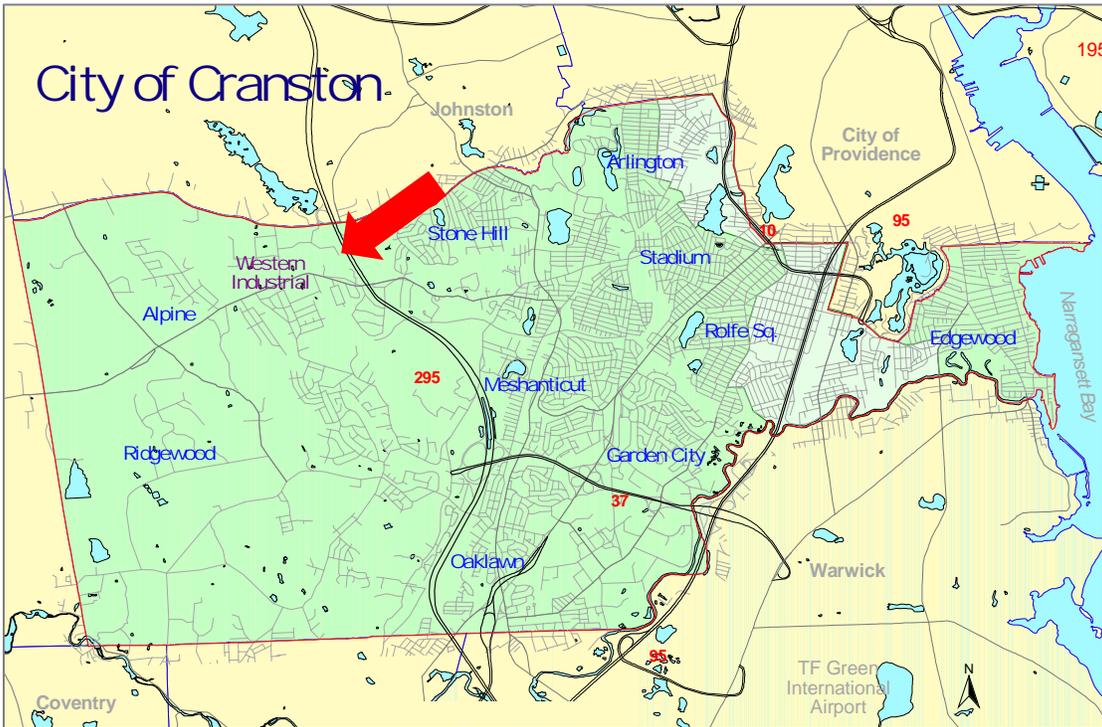
To: Cranston City Plan Commission
From: Amelia Lavalée – Planning Intern
Date: December 2, 2022
Re: **Special Use Permit at 60 Amflex Drive**

Owner: 295 Industrial Park LLC
Applicant: WastExpress LLC
Location: 60 Amflex Drive; AP 36, Lot 114
Zone: M-2 (General industry)
FLU: Industrial

SPECIAL USE PERMIT REQUEST:

To relocate an existing container service business to subject lot to include truck storage. Such a use is only allowed through a Special Use Permit per Zoning Ordinance [Sec. 17.92.020]

LOCATION MAP



AERIAL VIEW

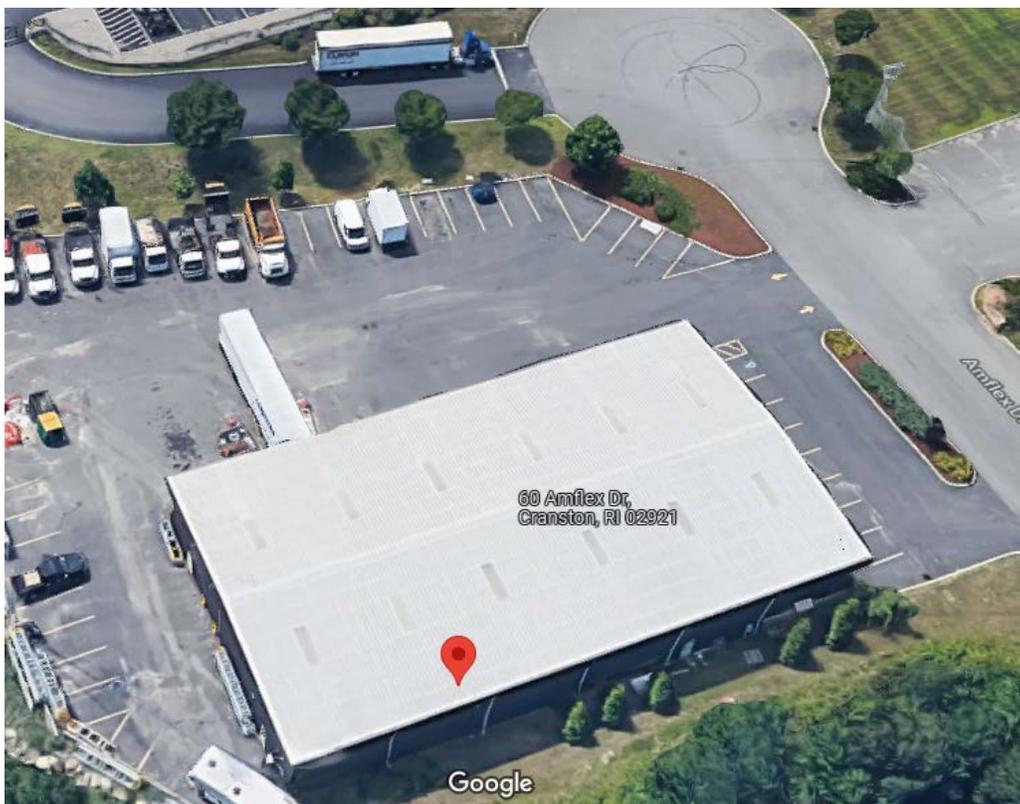
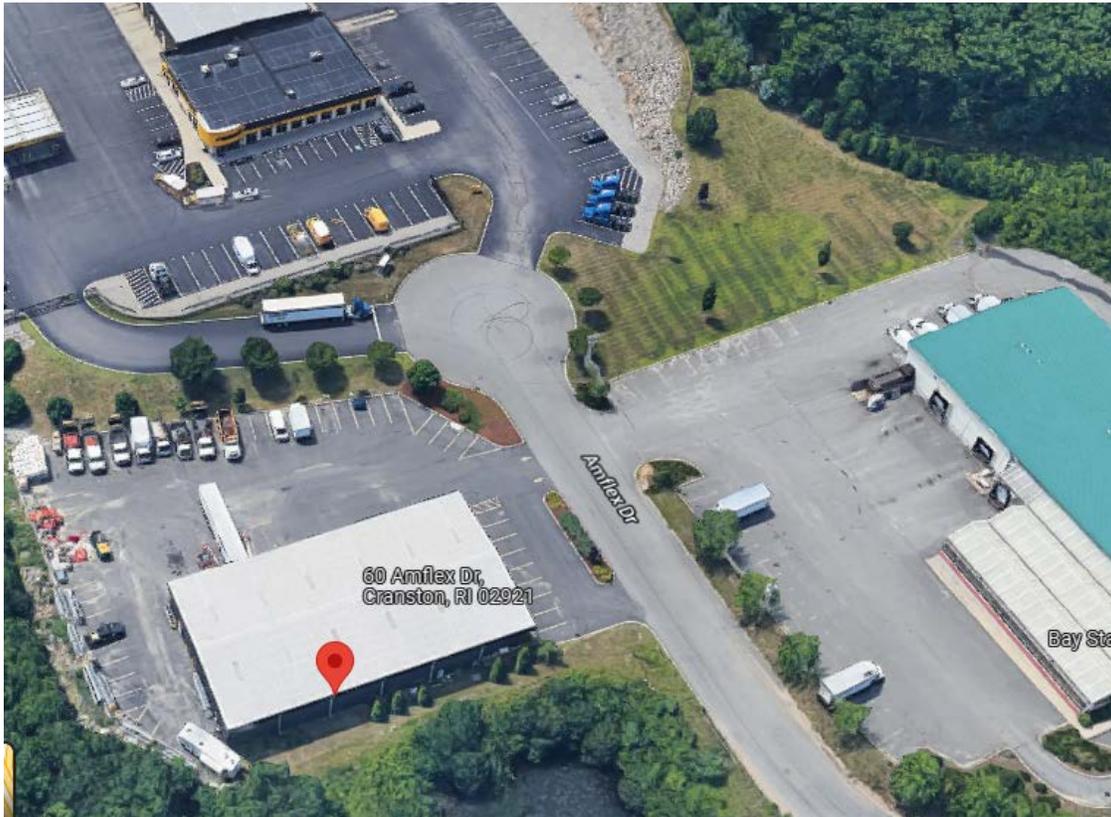
(400 foot radius in black)



AERIAL VIEW (close up)



3-D AERIAL VIEW



STREET VIEW (from Amflex Drive)





ZONING MAP

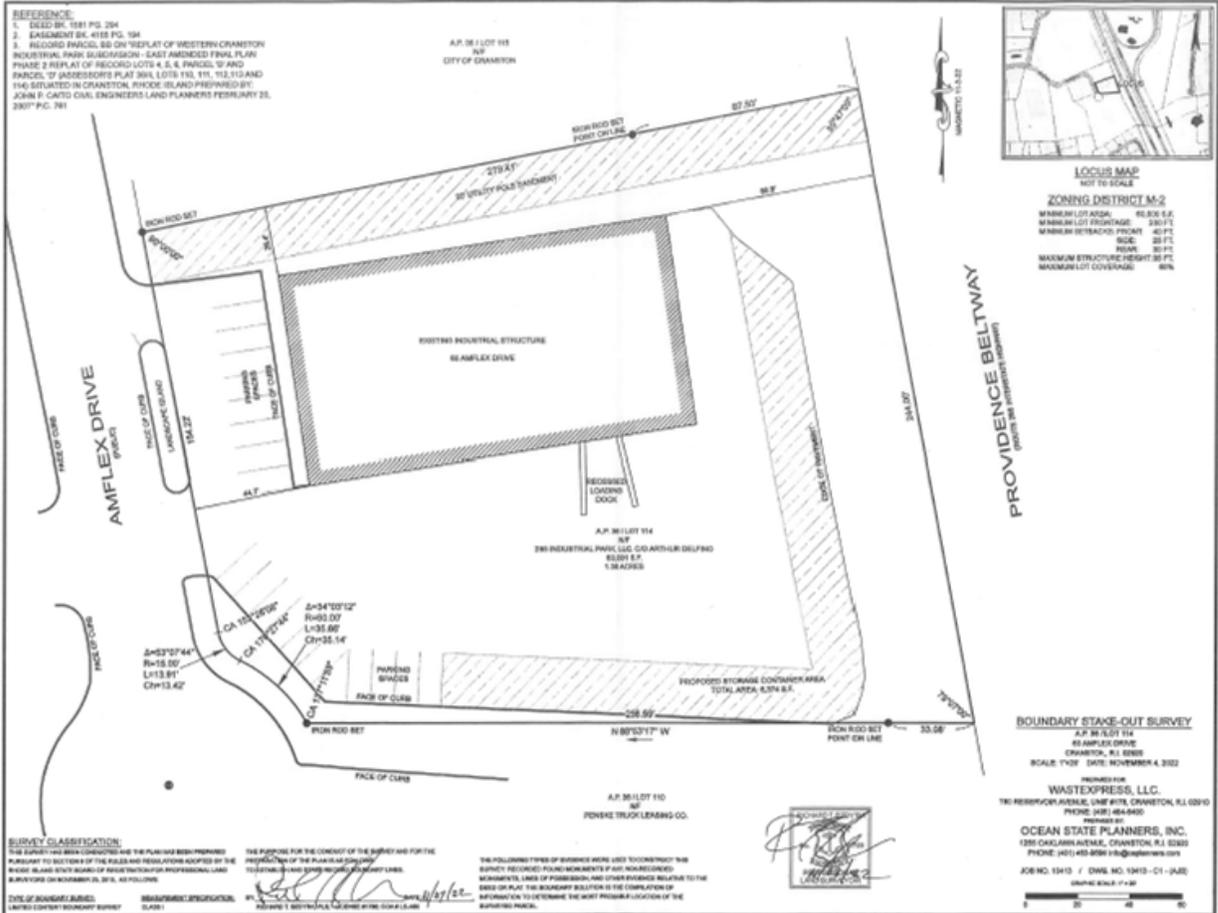




FUTURE LAND USE MAP



SITE PLAN



FINDINGS OF FACT:

1. The applicant proposes to relocate an existing container service business located in Johnston, RI to subject lot to include industrial container (waste/trash) services. Such a use is only allowed as a special use permit in the M-2 zone.
2. As a result of review of this application by the Cranston Development Plan Review Committee, the DPRC elected not to assume jurisdiction of this application on 11/2/22.
3. The subject lot is 60,001 ft² at 60 Amflex Drive. The existing building, parking area, as well as the proposed outdoor storage space are located on the portion of the lot.
4. There are no proposed changes to the exterior of the building.
5. It should be noted that the subject lot immediately abuts a property to the south with an industrial use (Penske trucking transportation services).
6. Under the Special Use Permit requirements (Zoning Sec. 17.92.020), the applicant must comply with the following standards:
 - a. The proposed use will predominantly serve the employees and visitors to the existing industrial uses within the district;
 - 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

Planning staff is of the view that the proposed Special Use Permit will not alter the general character of the surrounding area. Staff finds that the proposed change of use from industrial-construction building materials to industrial-container services and truck storage would be an improvement to the area, as the new use would eliminate existing outdoor storage of various construction materials/debris seen at street level (see photos taken from site visit on 11/21/22).

7. The proposed use of industrial-container service and truck storage is consistent with the Future Land Use Map which calls for industrial use in the specified area.

RECOMMENDATION:

Due to the finding that the application is consistent with the Cranston Comprehensive Plan and the Future Land Use Map, and due to the fact that the applicant has demonstrated compliance with all required sections of zoning, including the Special Use Permit criteria, staff recommends the Plan Commission forward a **positive recommendation** to the Zoning Board of Review.