

## City Planning Department



## Memo

To: Cranston City Plan Commission  
From: Doug McLean, AICP, Principal Planner, Administrative Officer  
Date: July 1, 2021  
Re: **Dimensional Variance at 86 Calder Street**

---

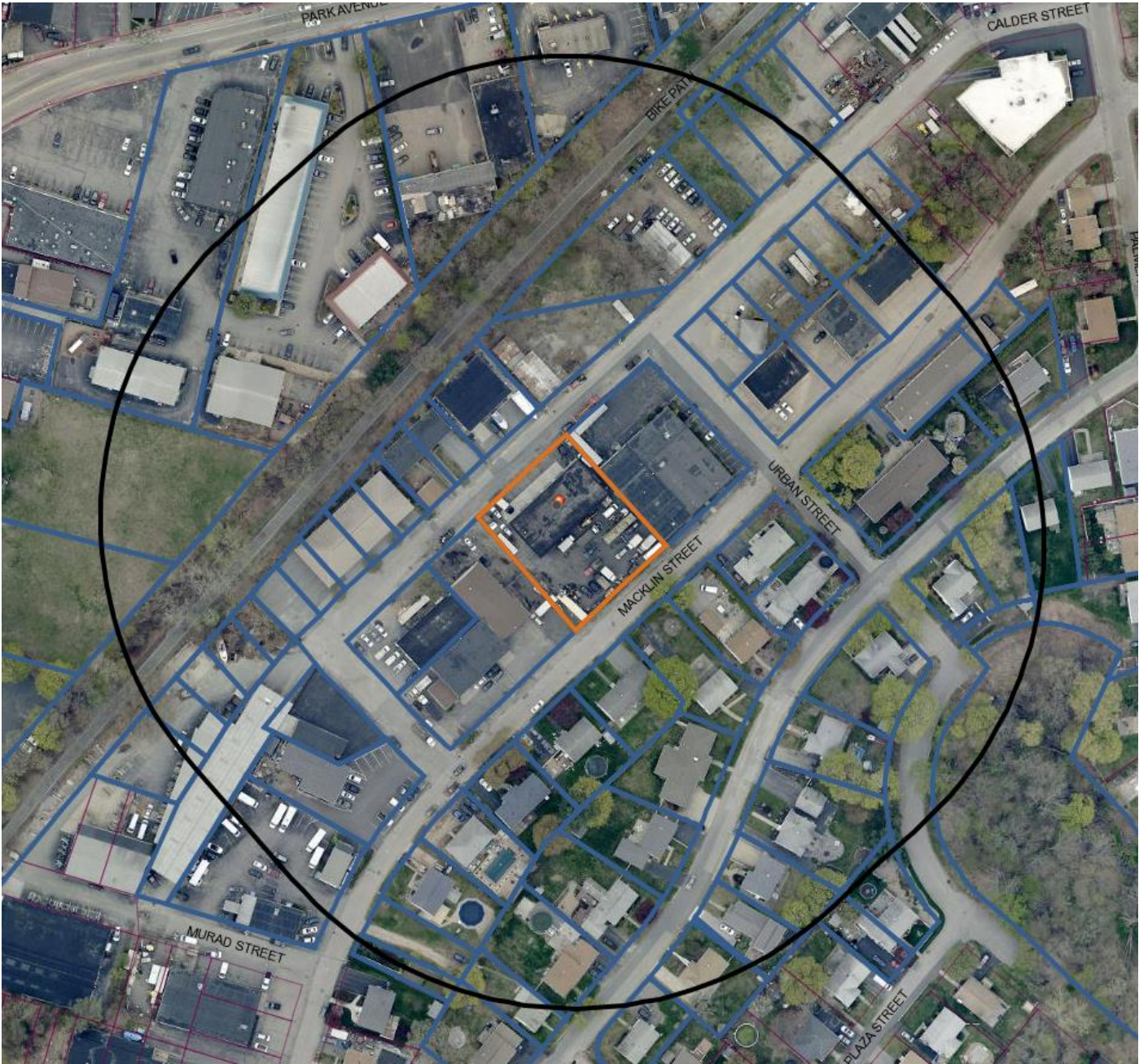
### Owner/

**Applicant:** Phoenix Properties, LLC  
**Location:** 86 Calder Street; A.P. 11, 2064  
**Zone:** M-1 (Restricted Industry)  
**FLU:** Industrial

### **DIMENSIONAL VARIANCE REQUEST:**

**To allow the expansion of a Motor Vehicle Repair and Service Establishment light in within a front yard setback. The new building addition will be located 35.7 feet from the front property line whereas 40 feet is required in an M-1 zone. [17.20.120- Schedule of Intensity Regulations]**

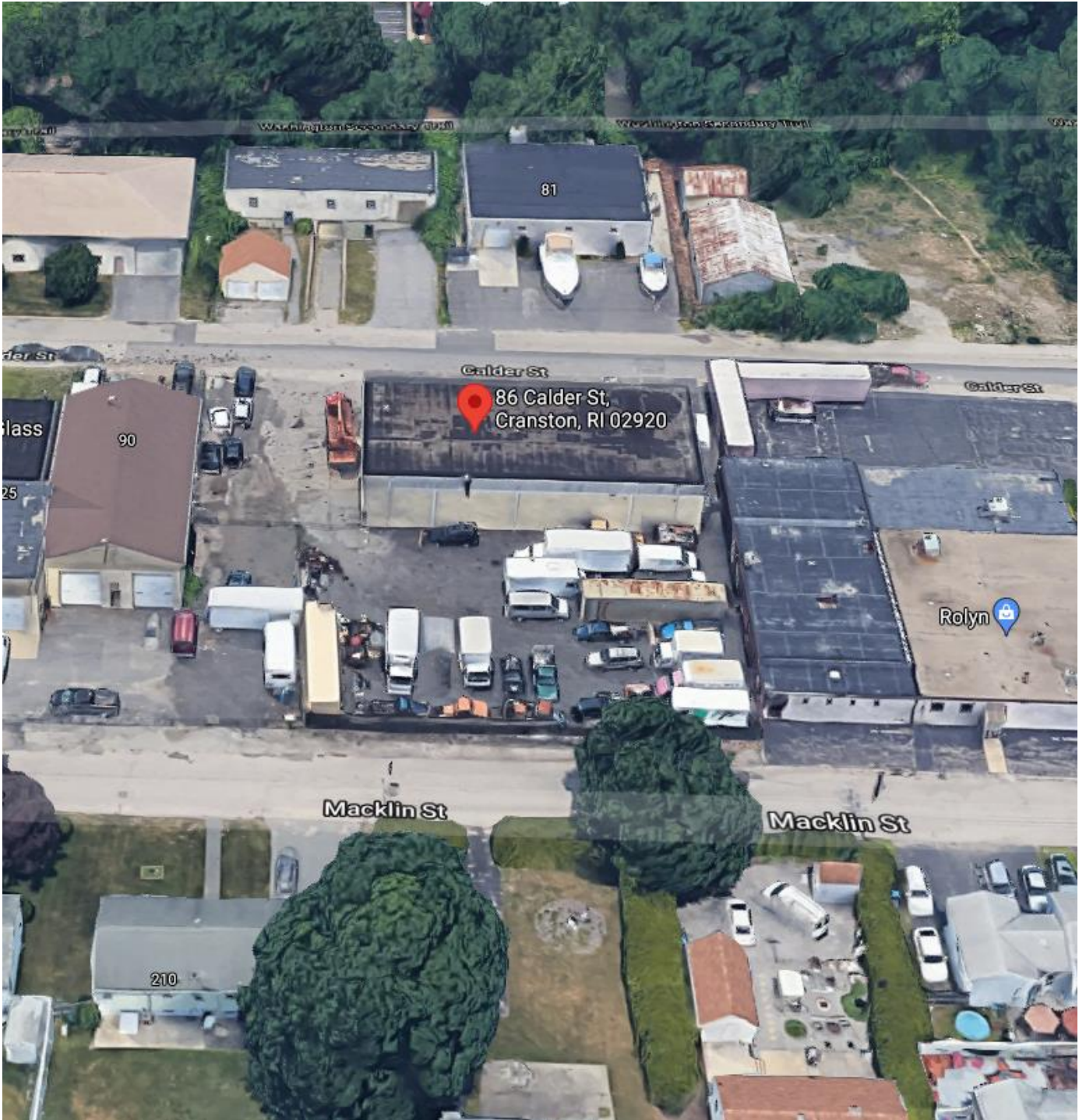
**NEIGHBORHOOD AERIAL**  
(subject parcel marked in orange, 400 foot radius marked in black)



# PARCEL AERIAL



# 3-D AERIAL VIEW



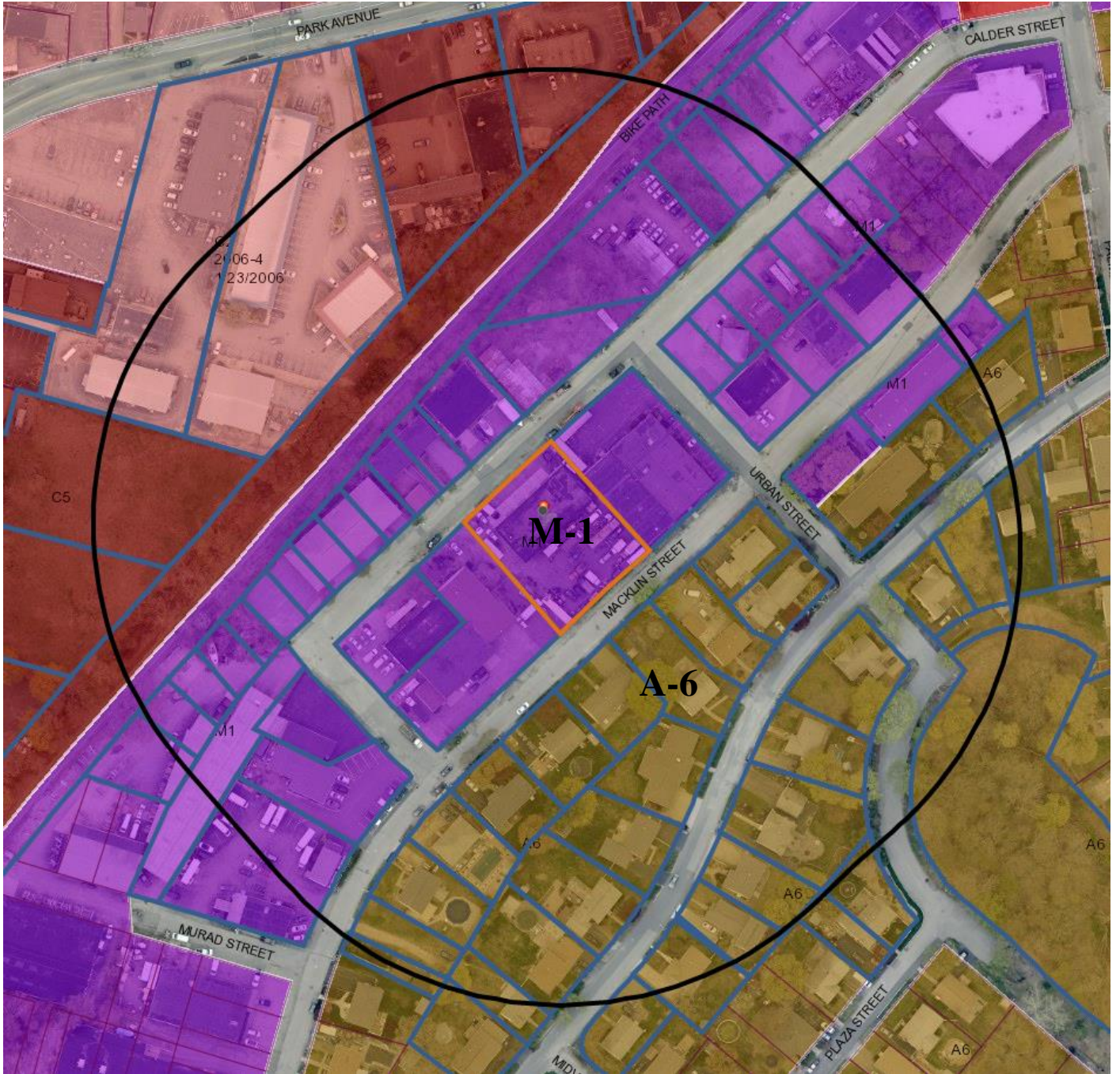
**STREET VIEW  
(from Calder Street)**



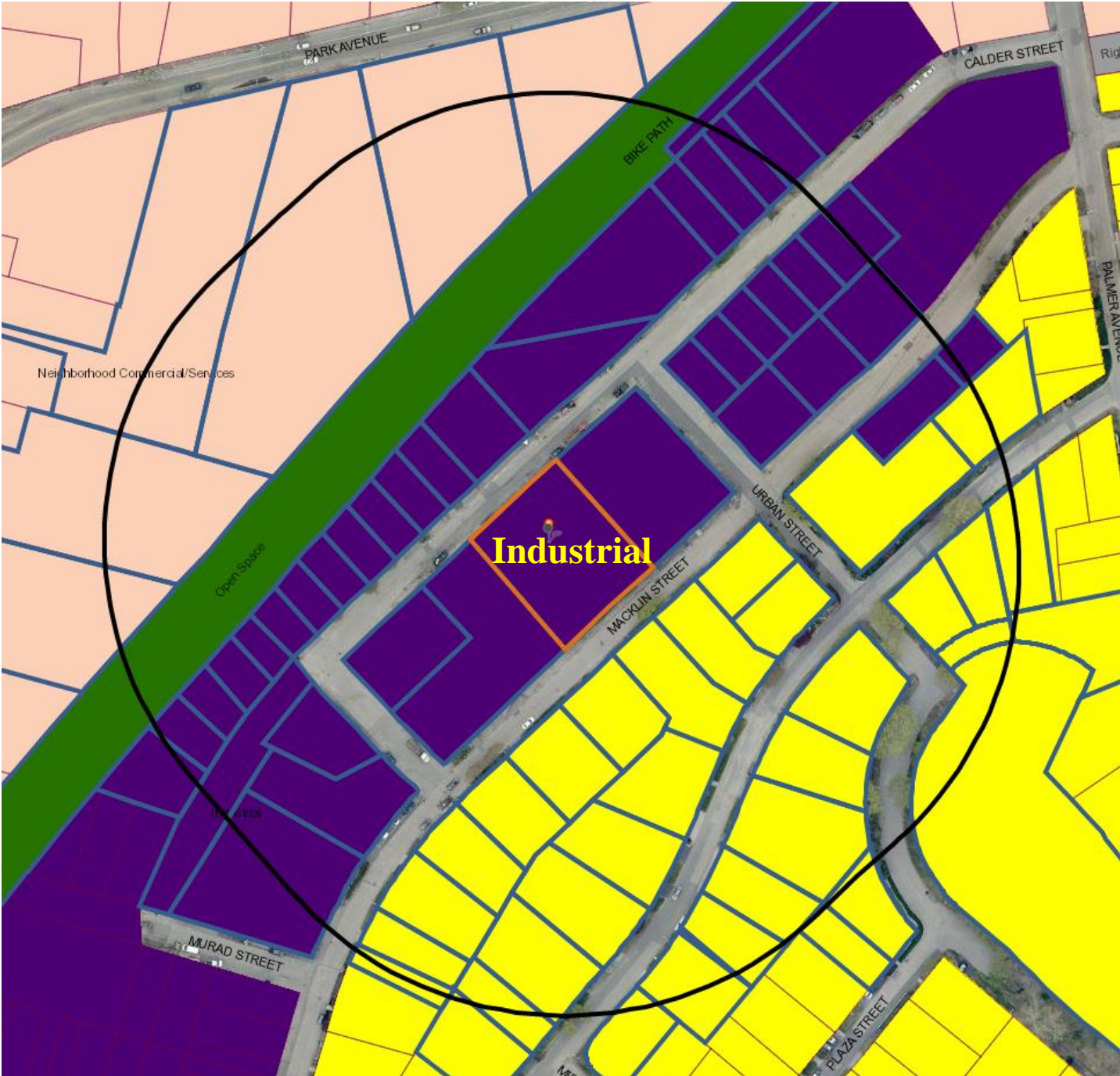
**STREET VIEW  
(from Macklin Street)**



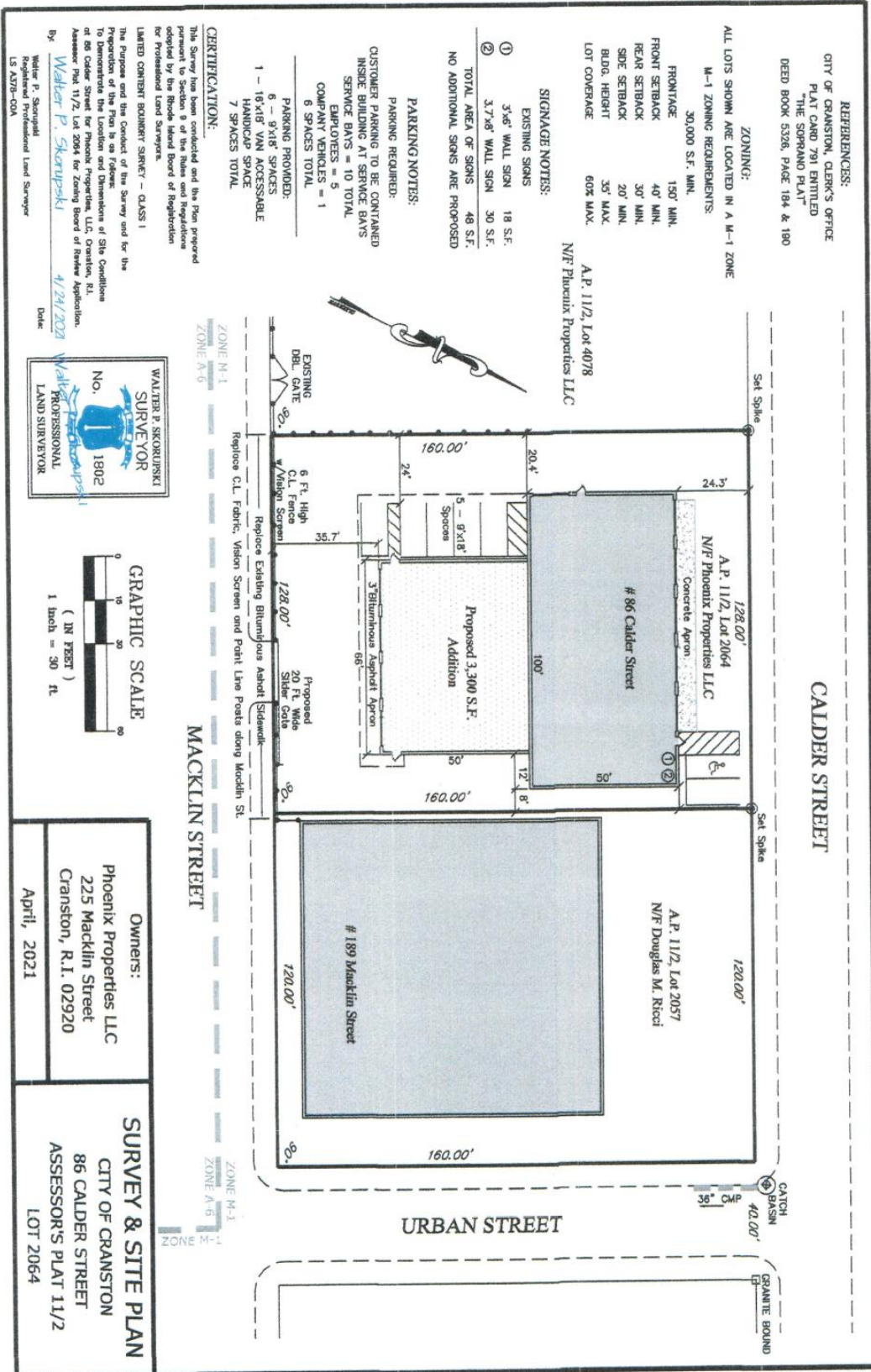
# ZONING MAP



# FUTURE LAND USE MAP



# SITE PLAN





## **FINDINGS OF FACT:**

1. The applicant is proposing to add a 3,300 ft<sup>2</sup> to the rear on an existing Motor Vehicle Repair and Service Establishment light operation.
2. The new building addition will be located 35.7 feet from the front property line of the Macklin Street right-of-way whereas 40 feet is required in an M-1 zone.
3. The new addition meets all other dimensional requirements of the zoning code, including side setback, lot coverage, and parking.
4. The property is known as a “through parcel” meaning it abuts 2 separate public right-of-ways on opposite sides of the parcel. Because of this, the Macklin Street side of the property is regulated as a front property line, although it should be noted the front of the building/business operation is oriented toward the Calder Street right-of-way.
5. As a result of the building addition, a new parking layout and interior circulation plan has been provided for the Macklin Street side of the property. There will also be a new access point from Macklin Street as part of this proposal. This will result in “cleaning up” the Macklin side of the property with regard to the current fence and vehicle storage.
6. The relative amount of relief requested is 4.3 feet in comparison to the 40-foot setback standard. Therefore, the applicant is seeking relief for approximately 10% of the length of the required standard.
7. It should be noted that there are single-family dwelling units in a residential zone (A-6) across the street (Macklin Street) from the subject property. While the Motor Vehicle Repair and Service Establishment is allowed to operate at this location, the impact of this proposed variance must be weighed against the likely impacts on the surrounding neighborhood. In this case, it should be noted that the applicant intended to “clean up” the Macklin Street property line by replacing the C.L. Fabric Vision Screen on the existing fence and by removing some of the vehicle storage on this side of the property. These aesthetic improvements are relevant to consider as they serve as a mitigation strategy to potential visual impacts on surrounding properties.
8. The Cranston Comprehensive Plan’s Future Land Use Map designates the subject parcels as “Industrial”. The proposed use fits within this designation and thus the project is consistent with the Comprehensive Plan.

## **RECOMMENDATION:**

Due to the finding that the application is consistent with the Comprehensive Plan, and due to the finding that the application will not negatively impact the general character of the surrounding neighborhood, staff recommends the Plan Commission provide a **positive recommendation** on this application to the Zoning Board of Review.