

City Planning Department



Memo

To: Cranston City Plan Commission
From: Gregory Guertin
Date: July 28, 2023
Re: **DPR Waiver @ 846 Oaklawn Ave**

Owner/App: Domain Realty LLC
Location: 846 Oaklawn Ave, Cranston, RI
Zone: C-3 (General Business)
FLU: Highway Commercial Services

DEVELOPMENT PLAN REVIEW WAIVER REQUEST:

1. The applicant seeks relief from Development Plan Review. [17.84.050 – Development Plan Review - Procedure]

Please note: two separate forms of relief were requested for this proposal; this memo only relates to the Development Plan Review Waiver.

STAFF ANALYSIS & RECOMMENDATION

The second part of the applicant's proposal is to waive the required Development Review Process for the commercial development at 846 Oaklawn Avenue. To the best of our knowledge, we have not had an applicant request a waiver from this required process such as this, nor has this request ever come before the Zoning Board of Review. The signage request is not part of the Development Plan Review process. The conversion from a single-family home into a commercial use warrants the Development Plan Review process which the applicant has already begun at the Pre-Application level. With all applications, the Committee reviews circulation, lighting, landscaping, drainage, parking, etc.

At this time, the Committee still has unresolved issues with this residential conversion proposal that have yet to be addressed. Therefore, staff recommends that the City Plan Commission forward a **negative recommendation** on this waiver request to the Zoning Board of Review.