

City of Cranston

City Plan Commission

Kenneth J. Hopkins
Mayor

Jason Pezzullo
Planning Director



Michael Smith
Chair

Frederick Vincent
Vice-Chair

Robert Strom
Ken Mason

Robert Coupe
Kathleen Lanphear
Anne Marie
Maccarone

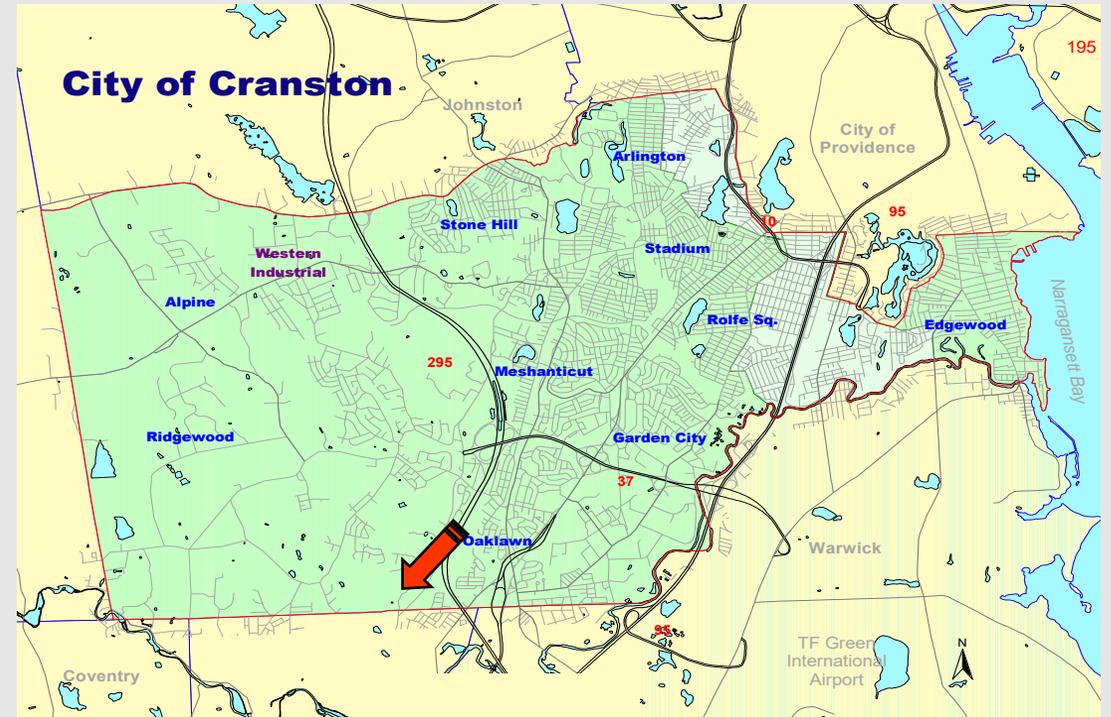
Joseph Morales
Robert DiStefano

March 2, 2021

NATICK AVENUE SOLAR

MLD Preliminary Plan

Owner: Ronald Rossi
Applicant: Natick Solar, LLC
Location: Natick Avenue
Plat & Lot: A/P 22, Lot 108 & 119
Area: 64 acre site, 23 acre development
Zone: A-80 (single family dwellings)
FLU: Single Family Residential less than 1 unit/acre



Continued from January 5 & February 2, 2021

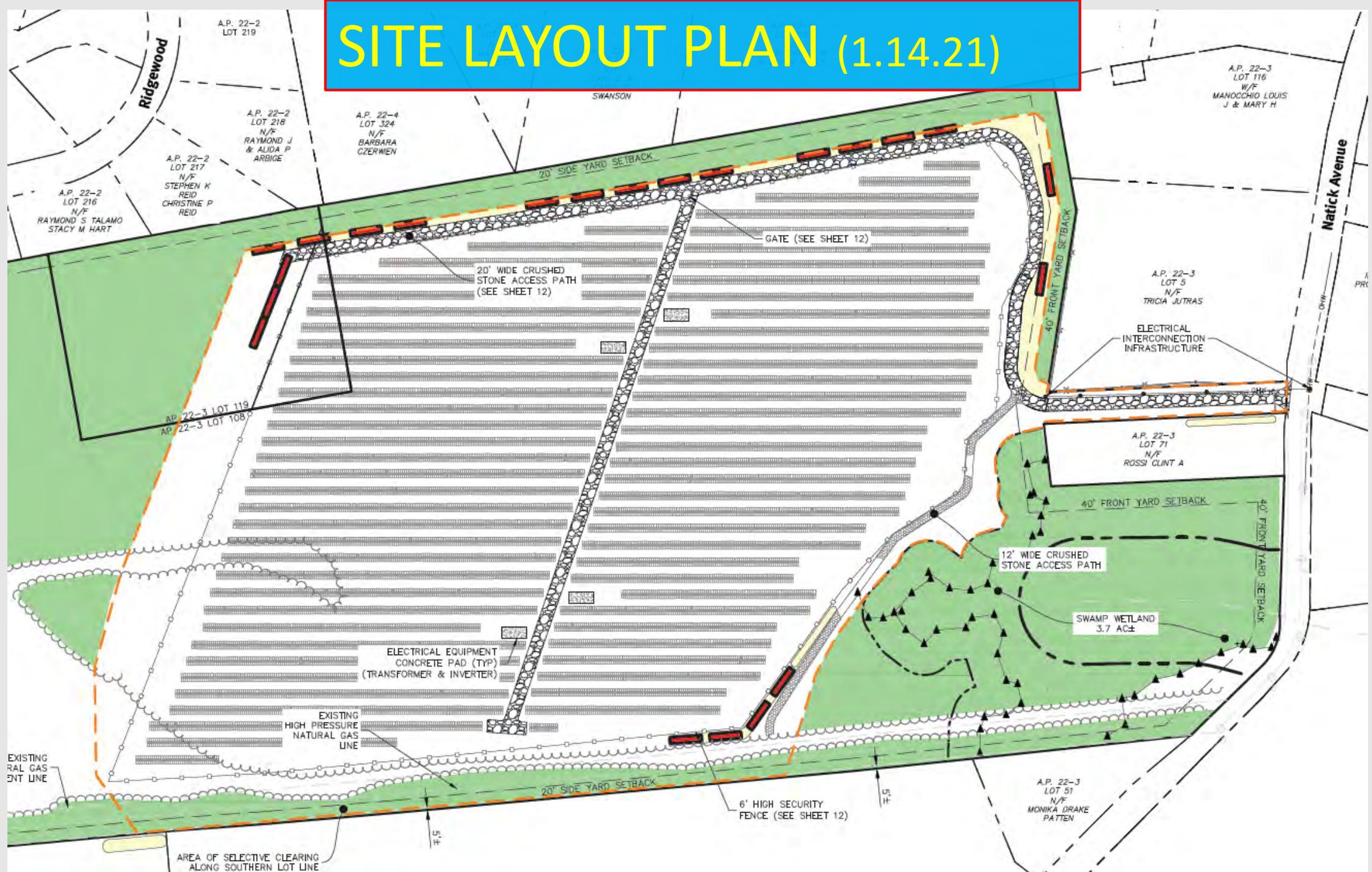
RECAP

- **Master Plan Approval** was granted by the City Plan Commission on 2/5/19.
- **Insignificant Alteration Permit** was issued by RIDEM on 12/6/19.
- A **professional Landscape Architect was hired** by the City to review the landscape/buffering plans and an **Advisory Committee was formed** to provide input to the peer reviewer. The Committee met remotely on 8/25/20, 9/22/20, and 10/22/20.
- The **Development Plan Review Committee (DPRC) issued a Preliminary Plan approval** on 11/18/20.
- The **Conservation Commission** reviewed the plans remotely at its 11/24/20 meeting.
- The **Plan Commission** began its preliminary plan **Public Hearing** on this matter on January 5th.

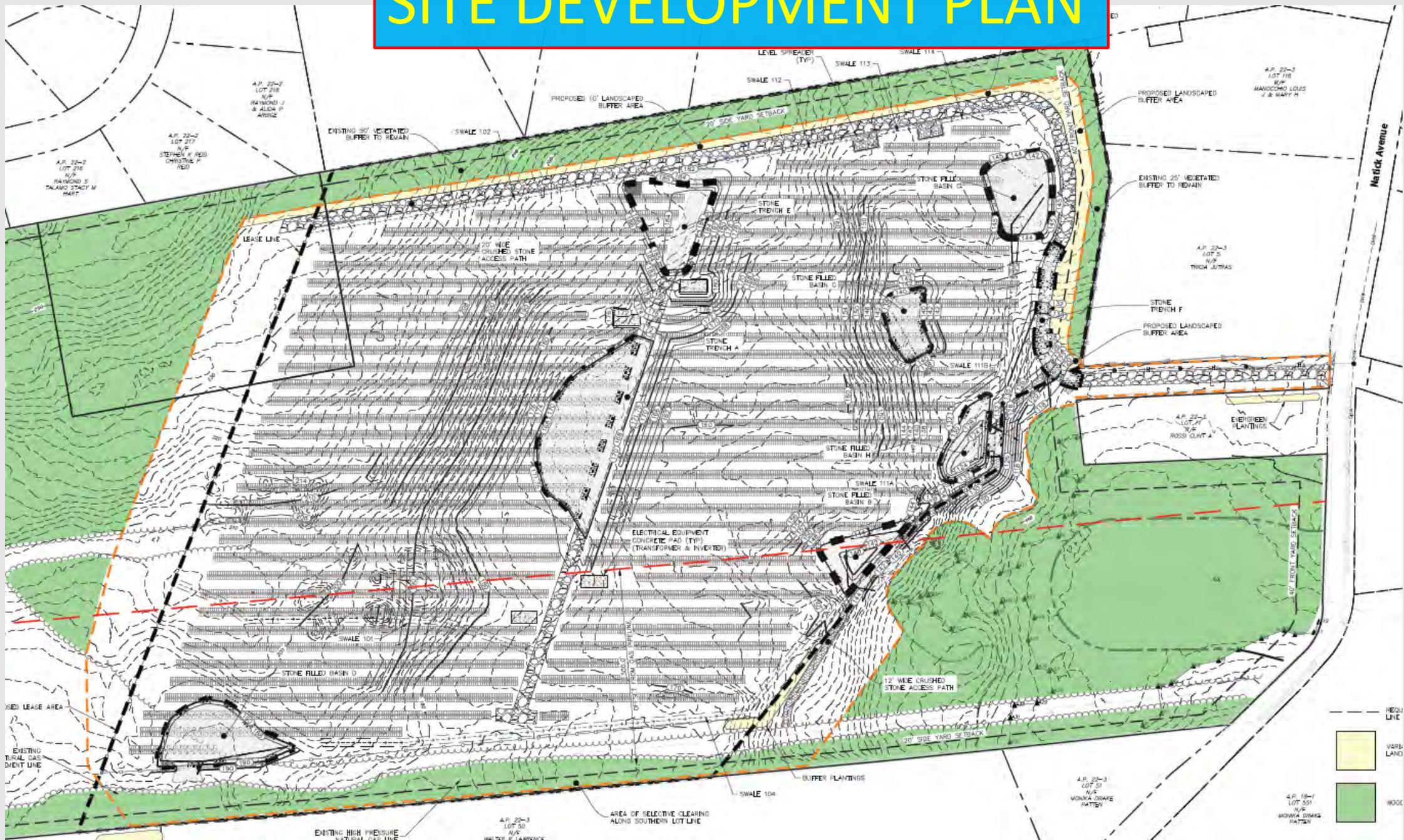
What's Changed Since January?

- Revised Site Layout and Landscape Plans were submitted to address recommendations and conditions with a memo summarizing the changes.
- The City's Landscape Peer Reviewer issued a memo in response.
- Staff issued a memo for the February meeting discussing each proposed condition.
- The applicant & peer reviewer came to an agreement reflected in a letter submitted 2/2/21.
- The February meeting was cancelled due to concern over public access.
- Staff issued a memo for the March meeting reflecting the agreement in Condition #6.
- Staff identified an unintentional omission of Master Plan condition #12 prohibiting chemical means to maintain the grass beneath the panels and has added it to the proposed conditions.
- Staff has obtained new information regarding undergrounding of on-site utilities.

SITE LAYOUT PLAN (1.14.21)

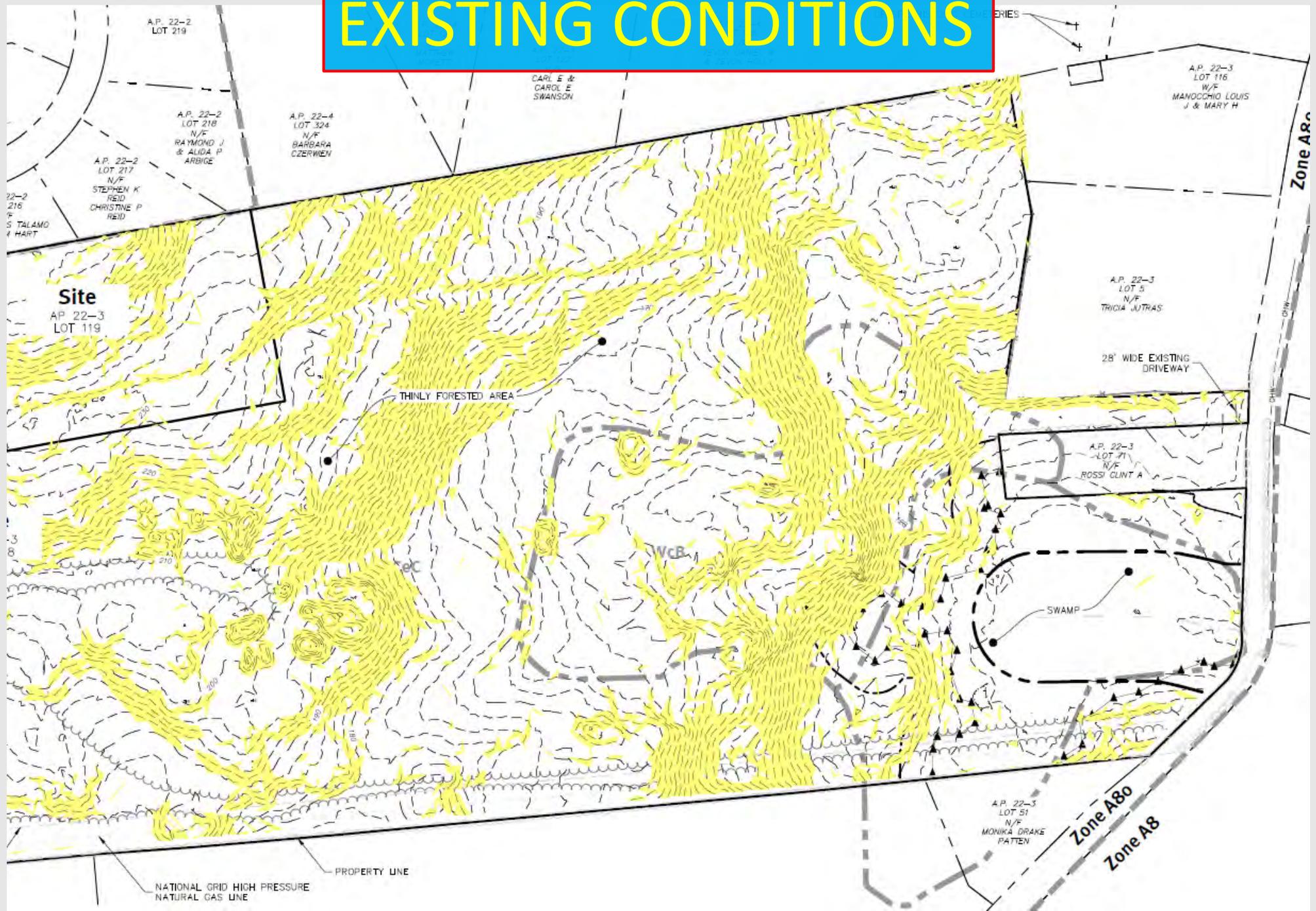


SITE DEVELOPMENT PLAN

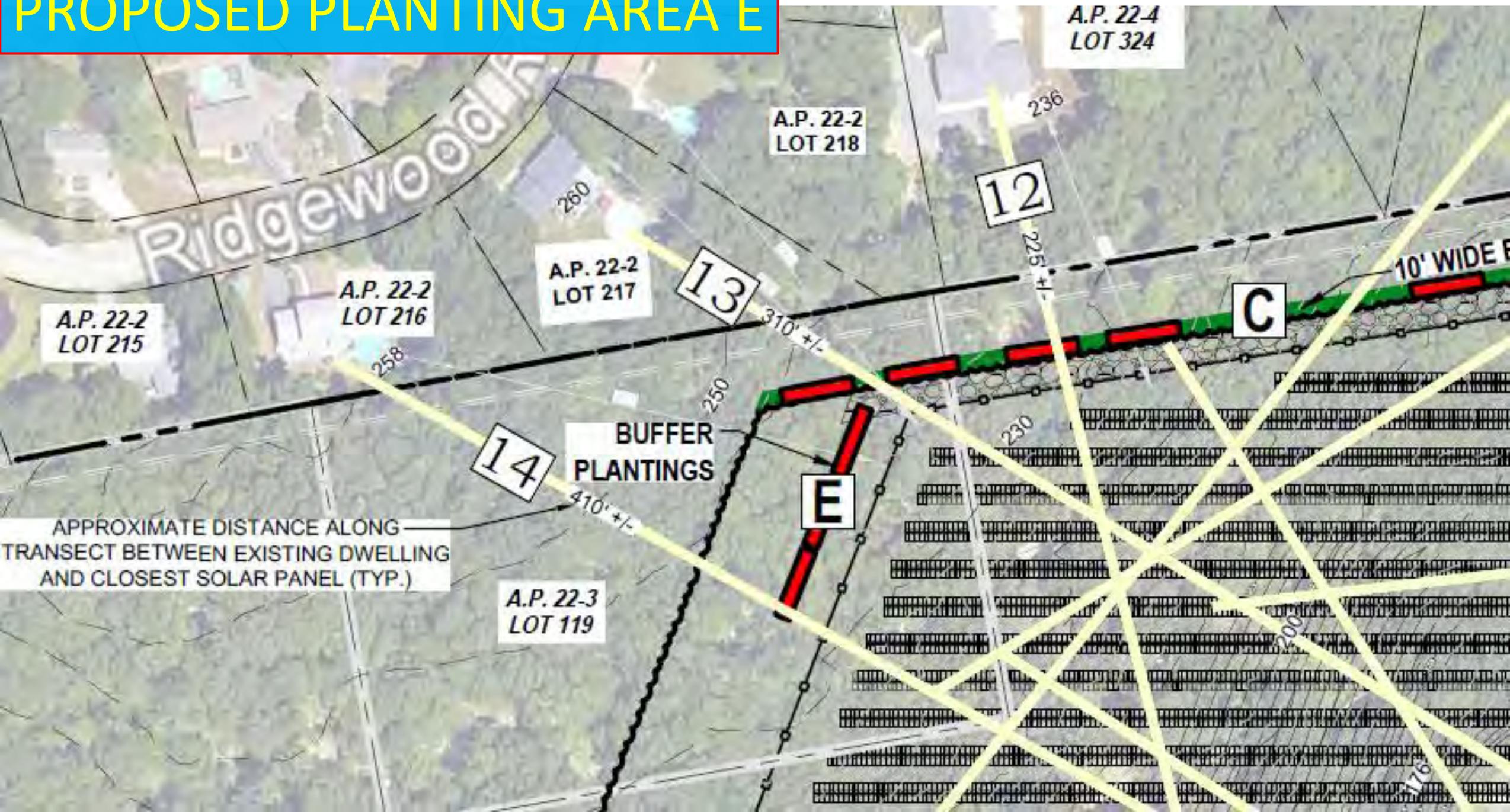


REQU LINE
VARD LAND
WOOD

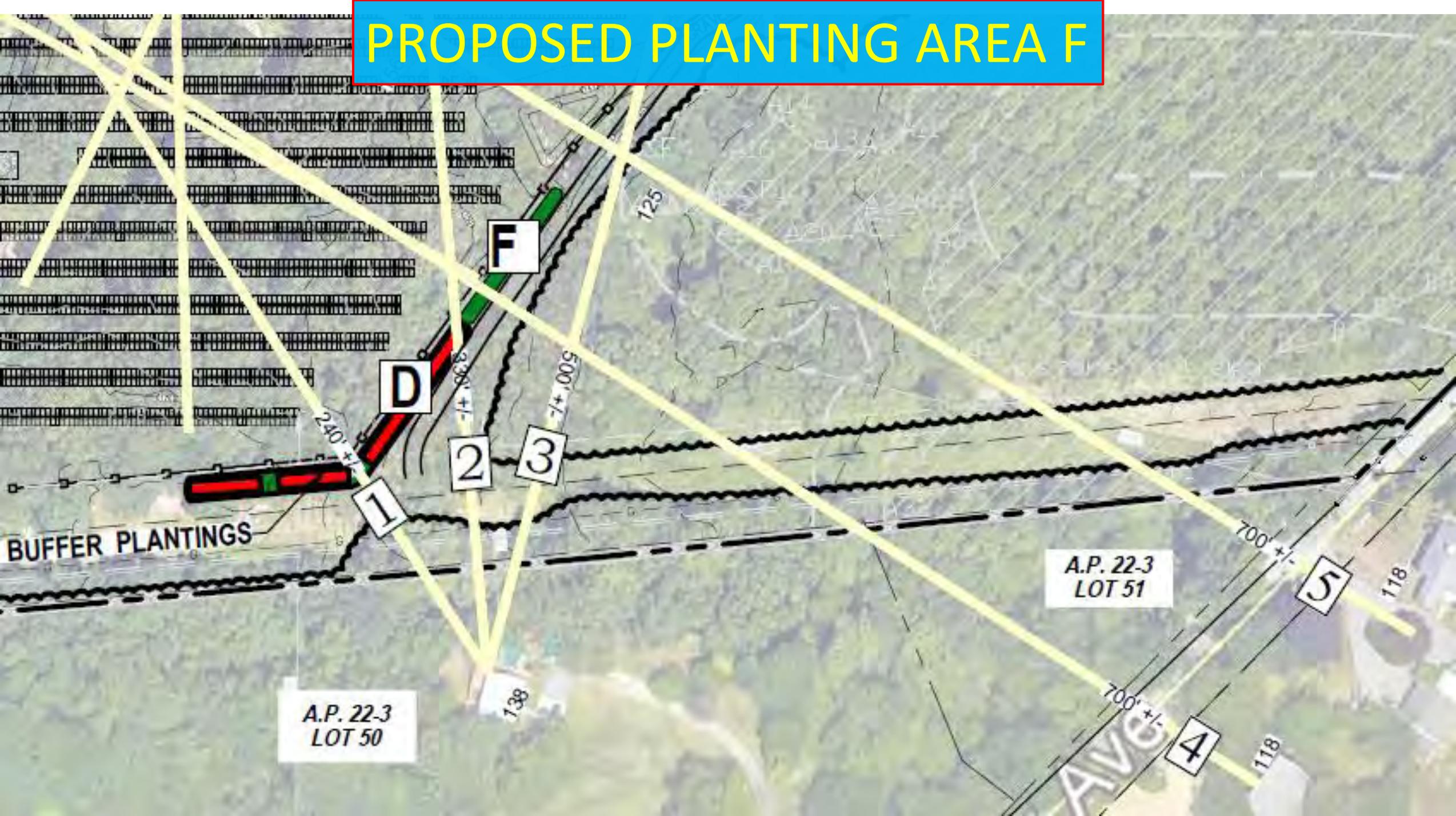
EXISTING CONDITIONS



PROPOSED PLANTING AREA E



PROPOSED PLANTING AREA F







New Condition

10. Control of growth under the panels shall be limited to mechanical methods (mowing). No herbicides or other chemical means may be used to control growth under the panels.

**GOLD MEADOW
FARMS SOLAR
INTERCONN.**





HOPE SOLAR ON-SITE INTERCONNECTION

Pole Layout Example



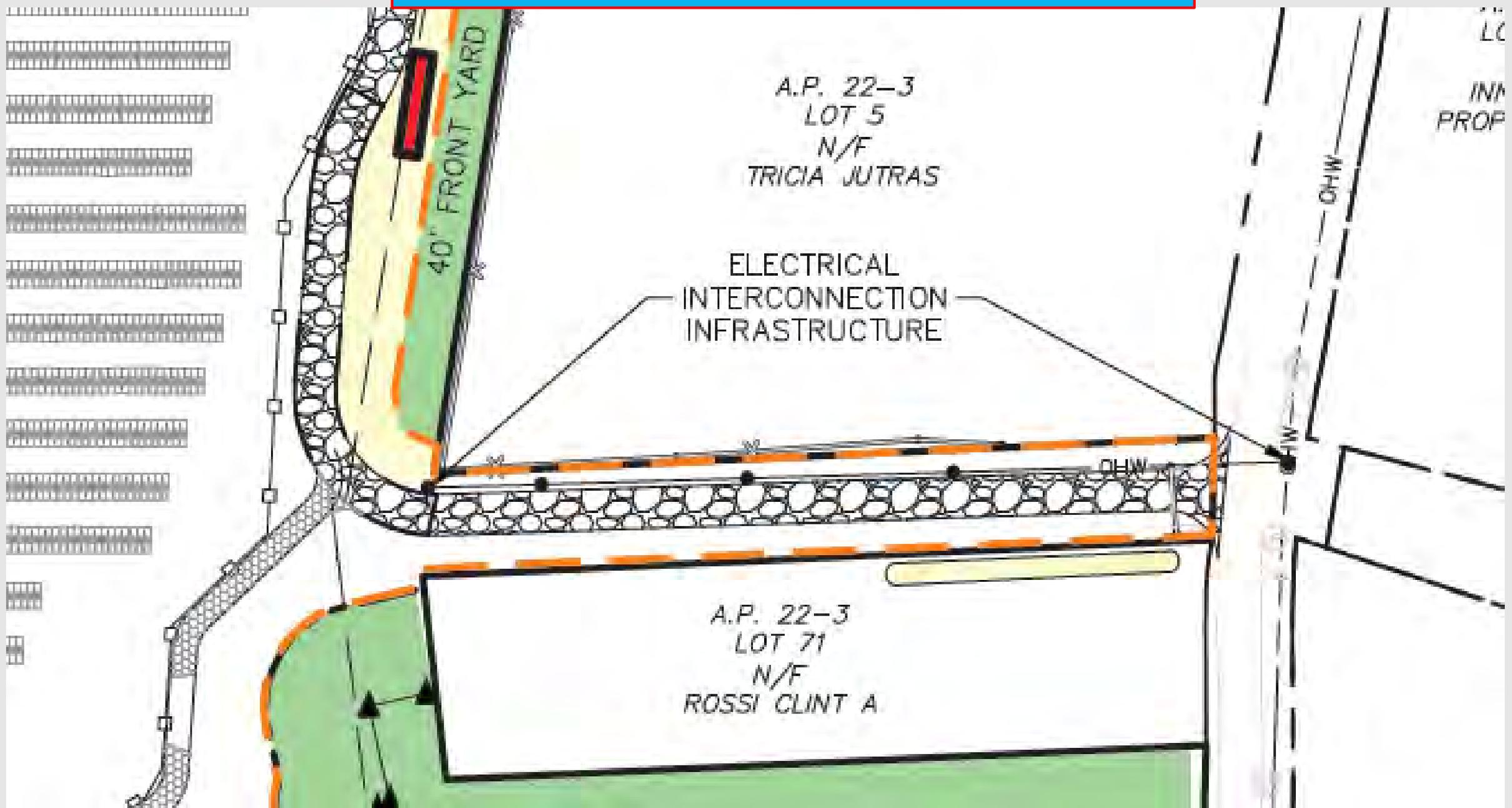
Riser Pole Example



ENTRANCE ROAD



ON-SITE INTERCONNECTION



Underground On-Site Interconnection

- Riser pole (1st pole) cannot be underground
- 3-4 pad-mounted equipment boxes would replace the 4 poles
- They must be setback 10' min from property lines & structures
- They would require bollards to prevent vehicle collisions
- The conduits need to be 3'-5' deep
- Redesign required but doesn't necessarily lose queue status
- Pad-mounted equipment take roughly 6 months from order date

Planning Analysis

- The grading, soil erosion and drainage meet state and local requirements;
- The applicant will have complied with the viable Master Plan conditions of approval applicable at this stage;
- The proposal is consistent with the required findings of fact;
- Staff recommends conditions to mitigate anticipated impacts.

Recommendation

Staff finds this proposal consistent with the standards for required Findings of Fact set forth in RIGL Section 45-23-60, the Comprehensive Plan in effect at the time of vesting of the application, as well as with the City of Cranston's Subdivision and Land Development Regulations. Therefore, staff recommend that the City Plan Commission adopt the Findings of Fact documented above and approve the Preliminary Plan submittal, subject to the conditions denoted below:

Conditions 1 & 2

1. The applicant will work with the Tennessee Gas Pipeline to (TGP) to ensure that the project will be consistent with the terms and conditions of the easement.
2. The applicant shall use reasonable efforts to remove ledge or rock by mechanical means. Nothing herein shall prohibit the use of blasting to remove necessary ledge.

Condition 3

3. For any of the project's installation of the utility interconnection safety, recording, monitoring and functionality equipment that is to be located onsite (Assessor's Plat 22-3, Lot 108), the applicant will pursue a request of National Grid to approve underground installation of said infrastructure provided that: (1) such approval is able to be issued on the applicant's existing interconnection application for the project that is currently pending before National Grid (as opposed to resubmission of a new application) without jeopardizing applicant's interconnection queue status or otherwise causing significant additional delay (more than 2-3 months) to the applicant receiving any of its final National Grid approvals for the project (including Authorization to Interconnect); and (2) such underground installation is reasonably feasible to National Grid and applicant, taking into account relative impacts to (a) public health and safety, (b) system functionality, (c) interconnection reliability, (d) the project's viability, and (e) timing of the project's achievement of operation. The applicant shall provide written correspondences to and from National Grid relating to this condition to DPW and the Planning Department.

Conditions 4, 5 & 6

4. The entire perimeter fencing shall provide for at least a 6-inch gap between the ground and the bottom of the fencing to provide adequate wildlife passage for smaller species consistent with the RIDEM approval.
5. Planting Area E will be trimmed to a height no less than 18’.
6. Planting Area D shall be extended to the area indicated as Planting Area F on the Landscape Plans, between the proposed fence and the access road. The mixture of plants will be consistent with Area D but no white pines will be included. This change shall be reflected in the Final Plan submission and shall be subject to the City-hired Landscape Architect’s approval at the time of submission to verify the terms of this condition.

Condition 7

7. At the expense of the applicant, a City's chosen landscape architect shall conduct annual inspections of the site for the next three years to monitor consistency of the installation with the approved plans. Once the landscaping has been installed, the applicant shall submit 'as-built' plans to the Planning Department demonstrating the final planting locations and materials. The as-built plans shall be accompanied by documentation itemizing any/all deviations from the final approved landscaping plans. An inspection shall be conducted by a City-hired Landscape Architect after installation of the plantings upon receipt of the as-built plan, who will submit a report on the findings of the inspection to the Planning Department. The City-hired Landscape Architect shall conduct two more annual inspections for a total of three (3) inspections.

Conditions 8 & 9

8. The site shall have a minimum of 4"-6" of suitable seed bed material where placed on existing subsoil, and a 6" requirement where placed upon areas without existing subsoil. The character of the material as 'plantable soil' shall be as indicated in the planting detail. The area within the fence shall be seeded with 'low sow growing mix' and disturbed areas outside the fenced area (except as otherwise specified by the DEM approval) will be seeded with a more pollinator and wildlife beneficial mix designated as 'solar surround mix' as noted in the Landscape Plans. These requirements shall be clearly reflected in the Final Landscape Plan. This condition supersedes Master Plan Condition of Approval #11.
9. The applicant shall be responsible to reinstall all street lights disturbed by the interconnection.

Condition 10

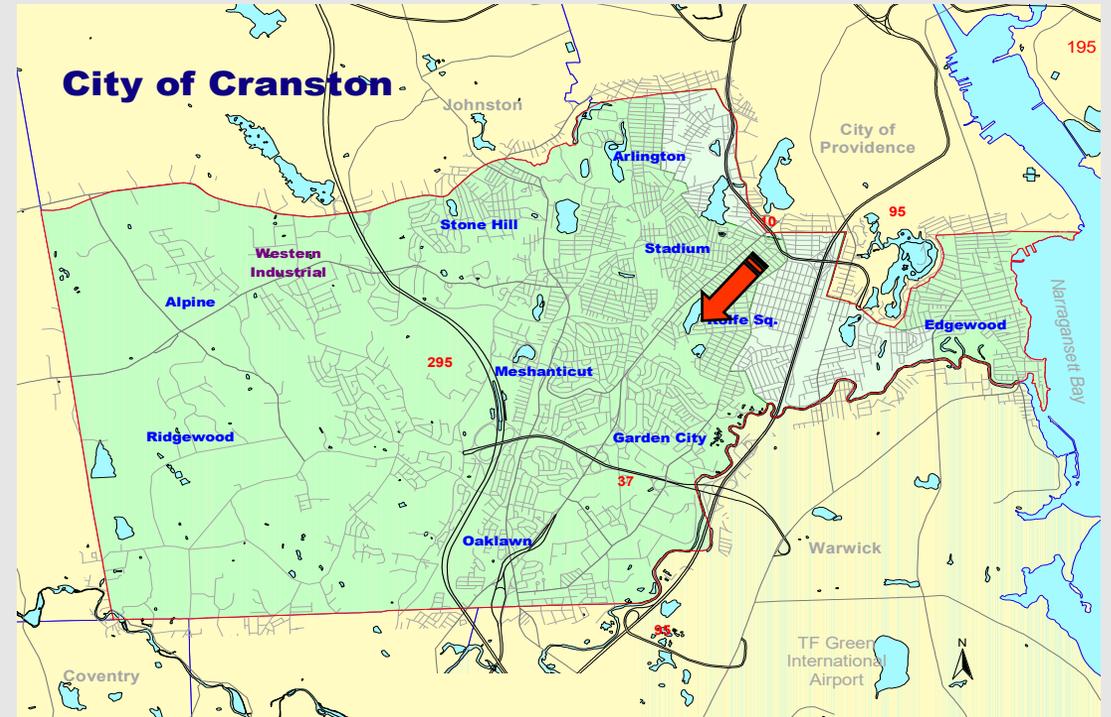
10. Control of growth under the panels shall be limited to mechanical methods (mowing). No herbicides or other chemical means may be used to control growth under the panels.

Garfield Avenue Subdivision

Administrative Subdivision

Owner/App: CP Associates, LLC c/o Paolino Properties
Location: Garfield Avenue, AP 7, Lot 91
Zone: C-4 (Highway business)
FLU: Highway Commercial/Services

PROPOSAL:
Administrative Subdivision seeking to subdivide the existing 17.65 acre parcel, AP 7-2, Lot 91 and create two new lots. Lot A will be 10.21 acres to include Tongue Pond, the associated walking trail, drainage structures and a series of utility easements. Lot B will be 7.44 acres and will contain the Achievement First charter school.



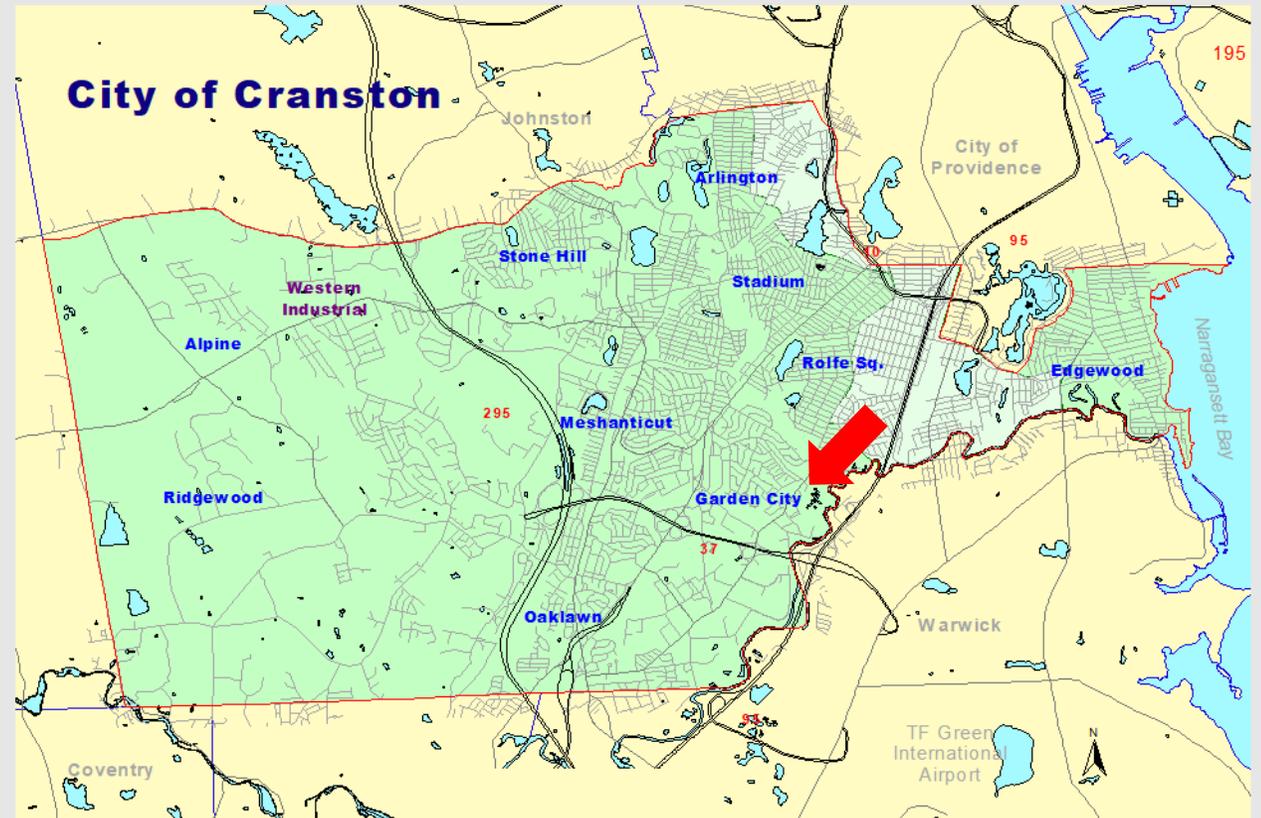
Special Use Permit Application NEW LEAF COMPASSION CENTER, INC. (APP)

Proposed Medical Marijuana Dispensary

Owner: Dan Celani
Applicant: NEW LEAF COMPASSION CENTER, INC.
Location: 24 Stafford Court, AP 13, Lot 84
Zone: M-2 (General industry)
FLU: Industrial

REQUEST:

To reuse an existing building for a Medical Marijuana Dispensary. Such a use is only allowed through a Special Use Permit process per Zoning Ordinance Sec. 17.24.040 – Medical Marijuana Dispensary (full language enclosed following this memo).



AERIAL VIEW - neighborhood



AERIAL VIEW – parcel



3-D AERIAL VIEW



Professional Salon Services

24 Stafford Ct,
Cranston, RI 02920

Stafford Ct



STREET VIEW (from Stafford Court)

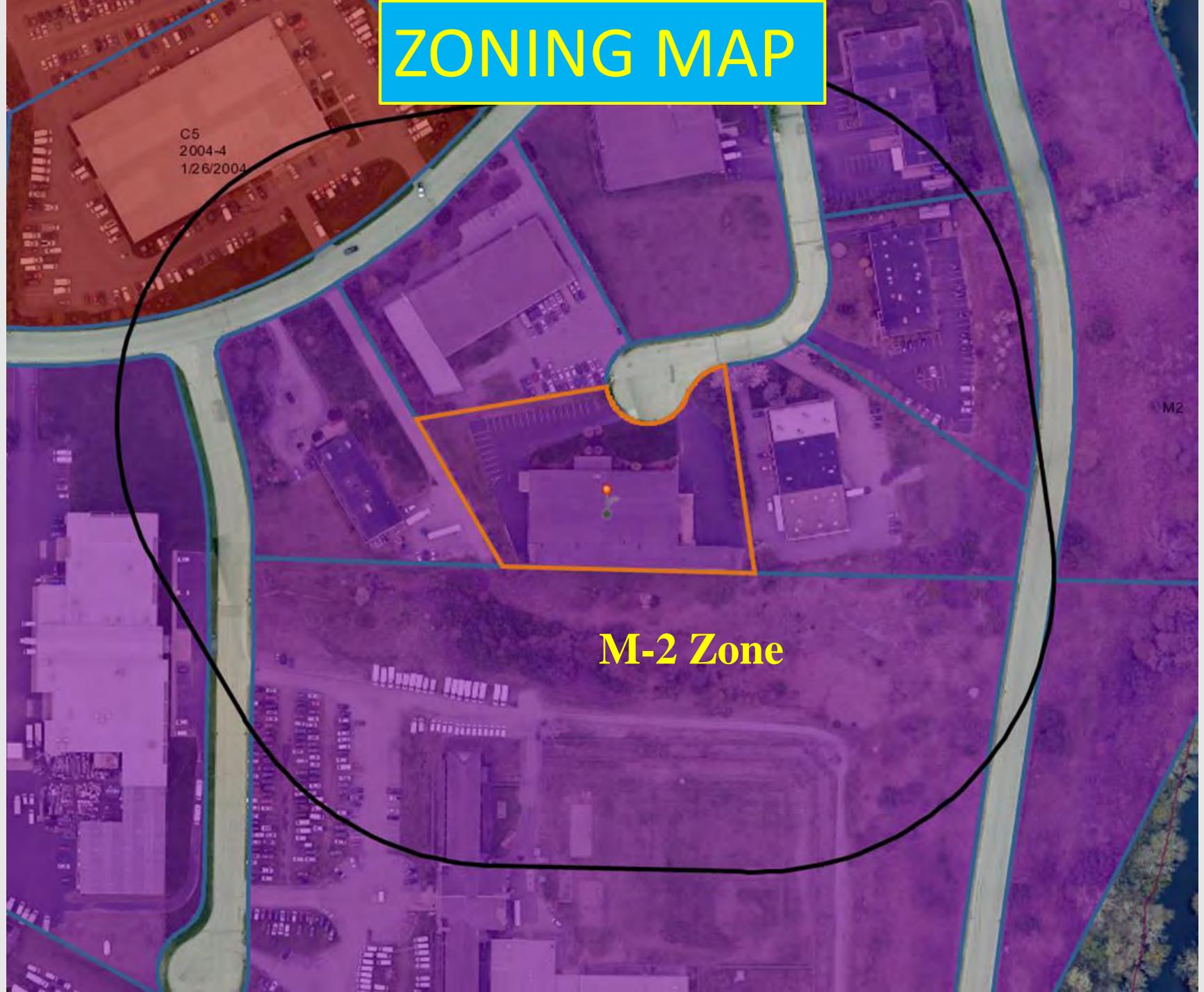


ZONING MAP

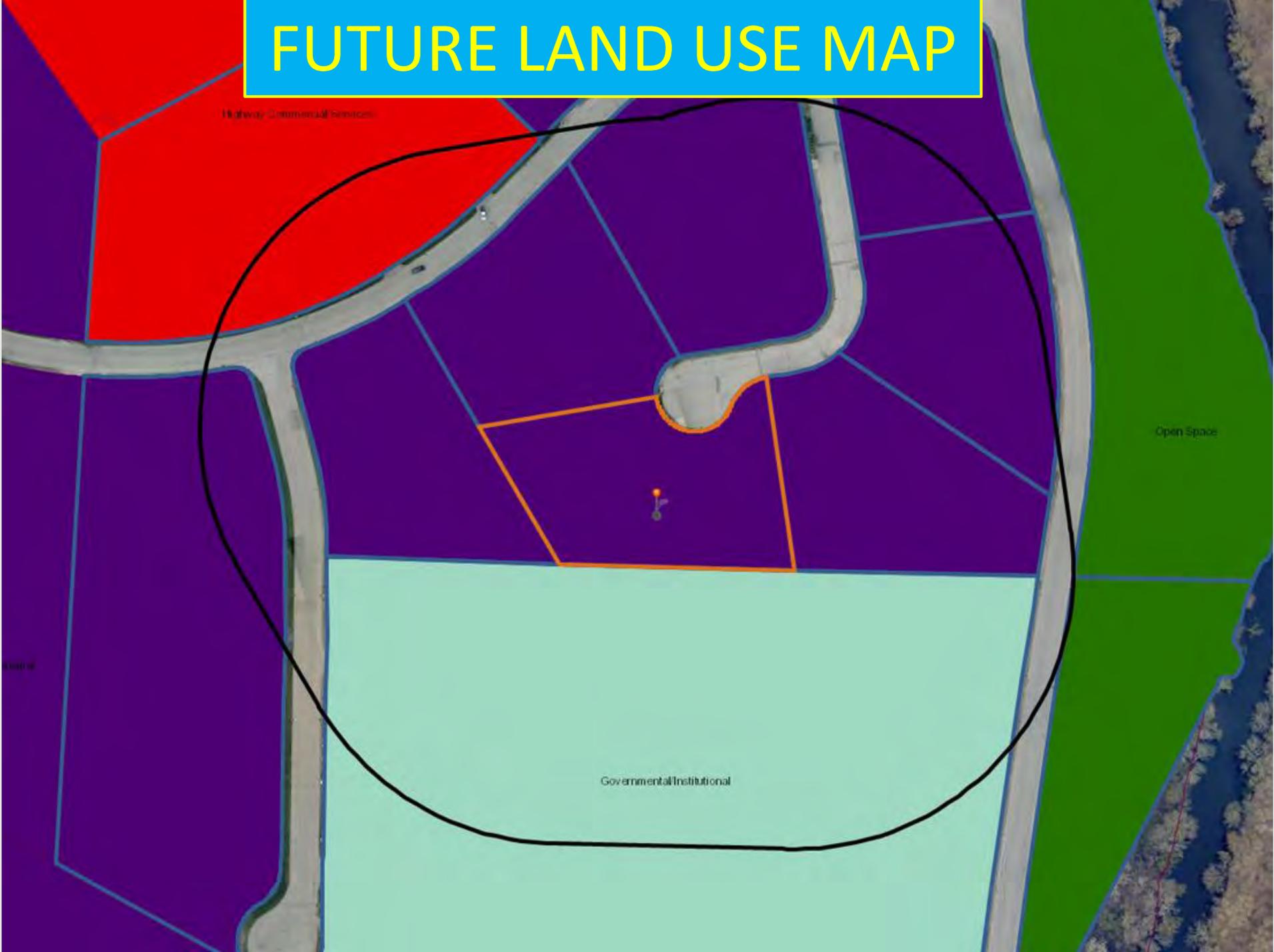
C5
2004-4
1/26/2004

M2

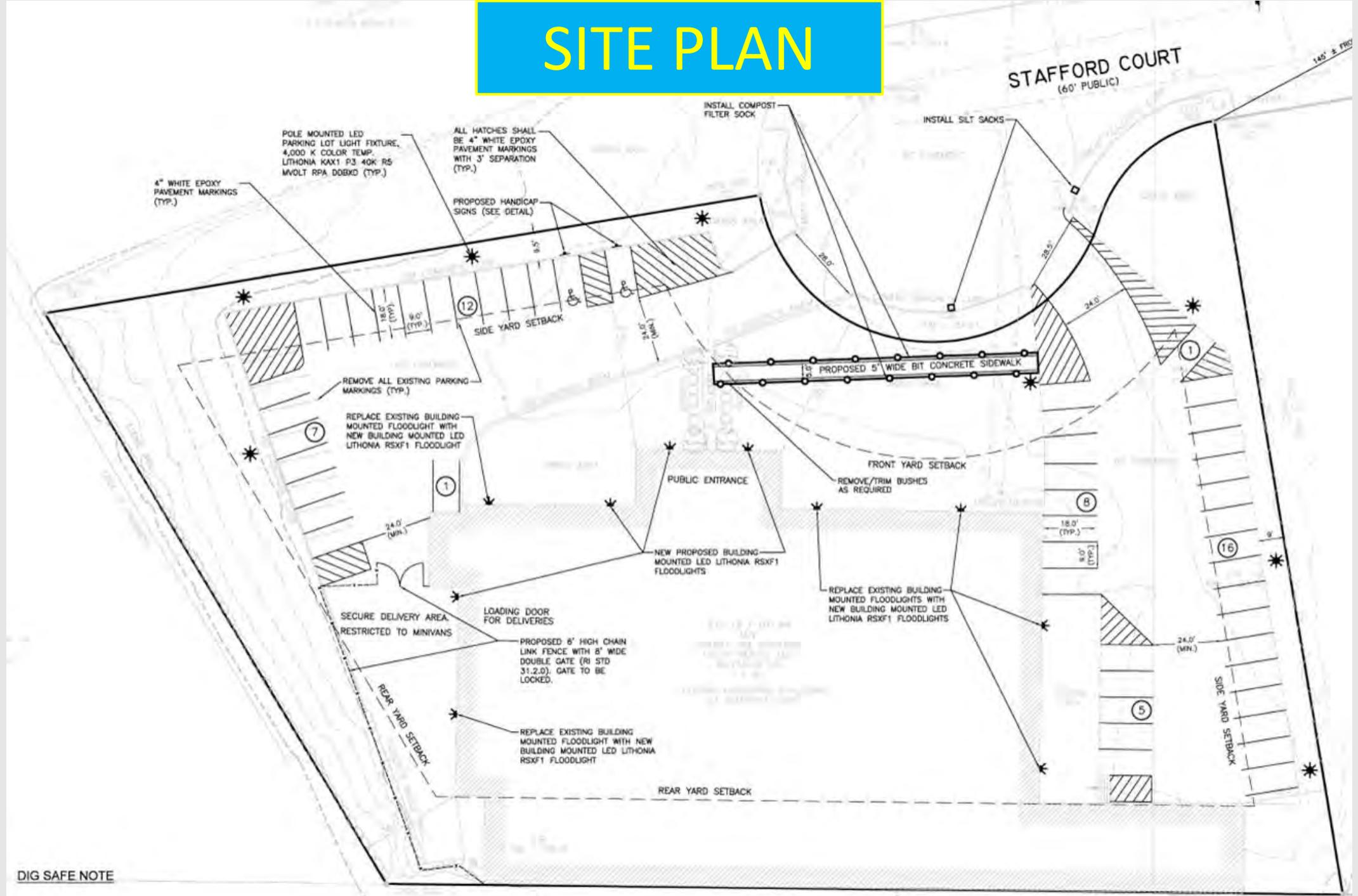
M-2 Zone



FUTURE LAND USE MAP



SITE PLAN



STAFFORD COURT
(60' PUBLIC)

145' ± PRC

DIG SAFE NOTE

Staff Analysis

- This is the second application the City has received for the use of a Medical Marijuana Dispensary. It is the staff's understanding that only one (1) site will be awarded within the City of Cranston based on the State's lottery system.
- Staff is of the view that the subject application has provided a substantial level of detail within the submitted materials to demonstrate compliance with all related regulatory and traffic issues.
- Staff is of the view that the application will not be a detriment to the surrounding area.
- The neighborhood compatibility and economic benefits of the application provide positive findings with regard to several policies within the City's Comprehensive Plan.

Recommendation

Due to the finding that the application is consistent with the Cranston Comprehensive Plan, and due to the finding 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.

Dimensional Variance Application

Linda B. Marchetti, Trustee of Linda B. Marchetti Revocable

Lot Area & Width/Frontage

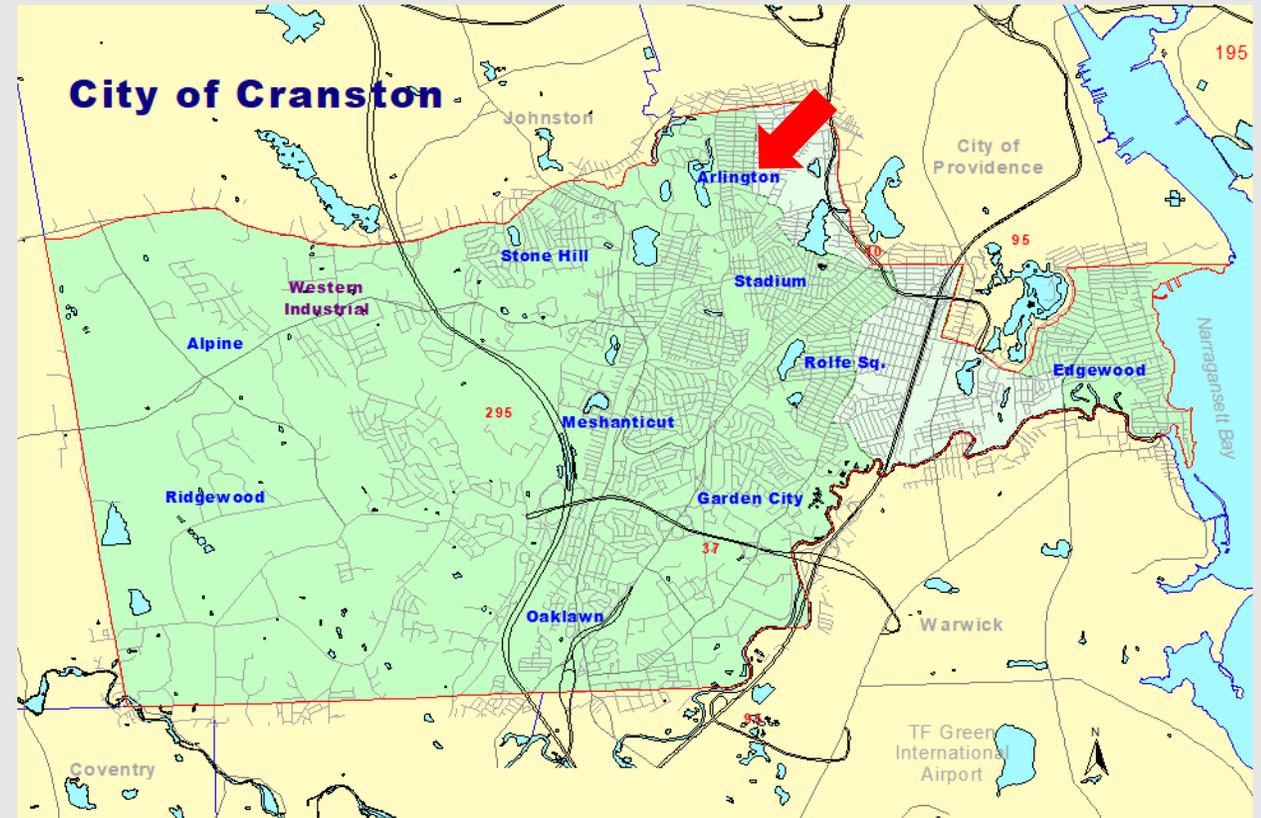
Owner: Linda B. Marchetti, Trustee of Linda B. Marchetti Revocable

Applicant: Brian Coutcher

Location: 0 Laurel Hill Avenue
AP 7 Lots 1052

Zone: B-1 (Single & Two-Family)

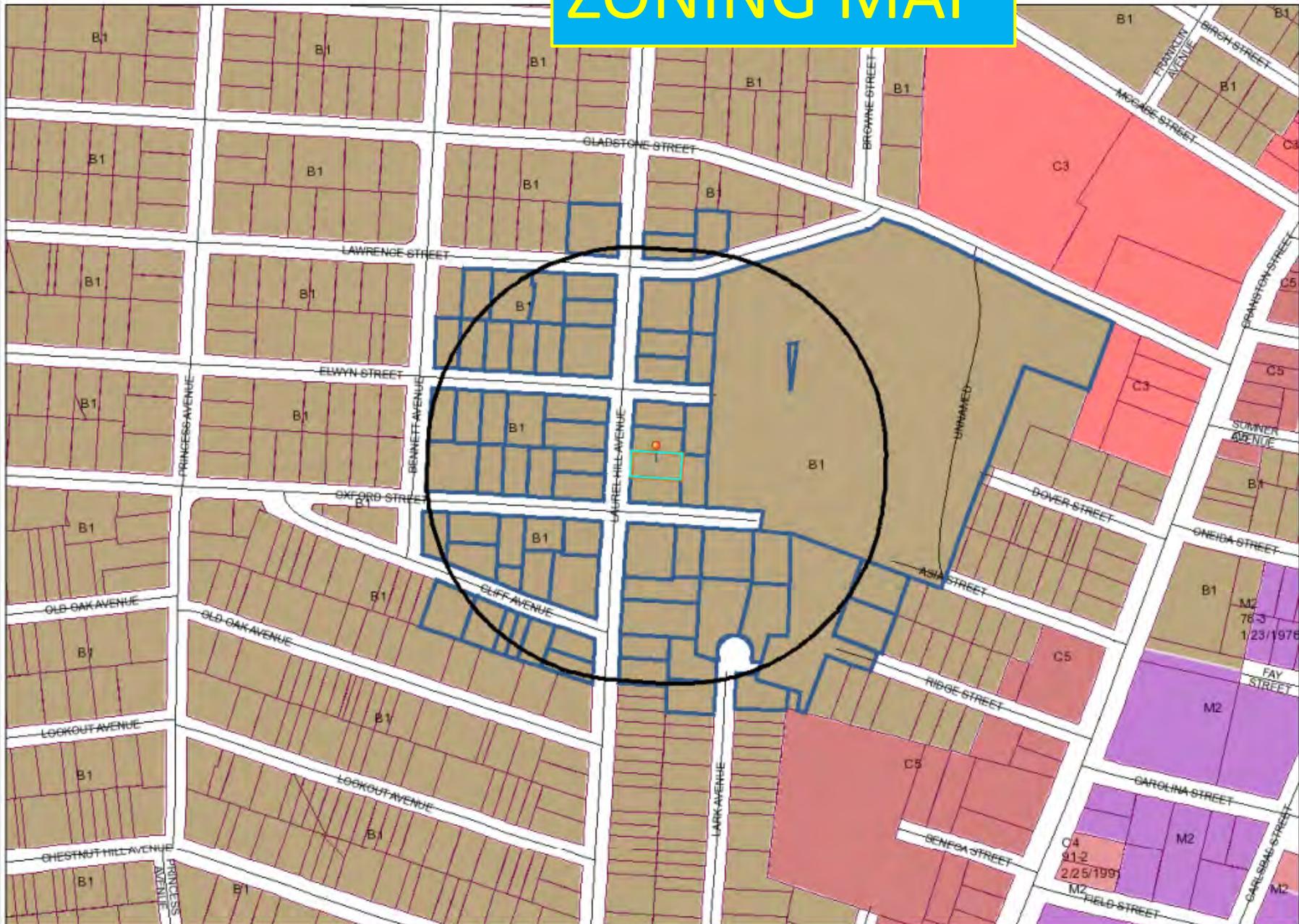
FLU: Single/Two Family Residential Less than 10.89 units/acre



Variance Requests

- To construct a single-family dwelling on a lot with 5,000 ft² of **area** where 6,000 ft² is required. [17.20.120 – Schedule of Intensity]
- To construct a single-family dwelling on a lot with 50' of **frontage** while 60' is required. [17.20.120 – Schedule of Intensity]

ZONING MAP

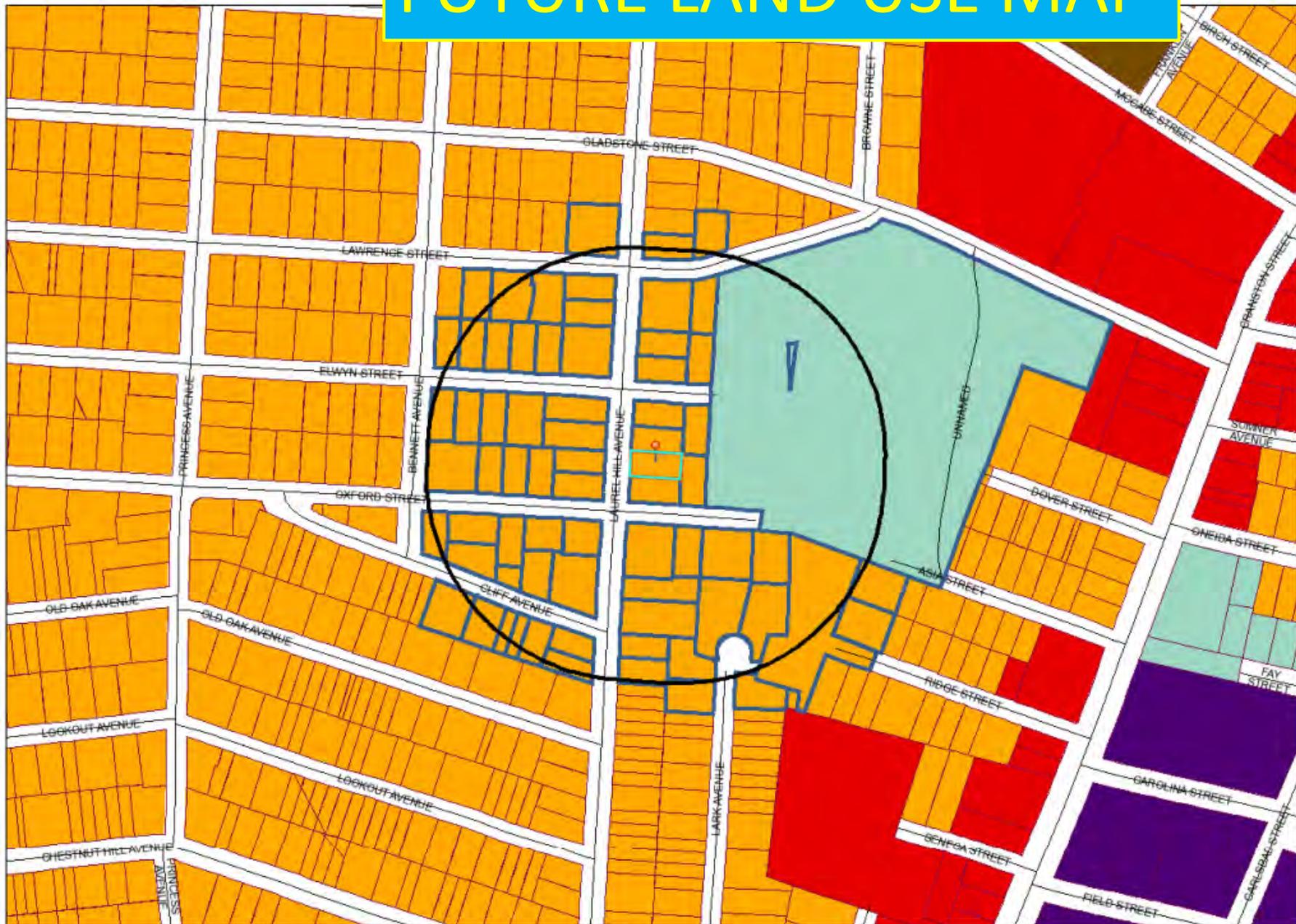


UserSelectedParcels	A20
vParcels_Buffer	A12
ParcelsIn BufferOutput	A8
Parcels	A6
Streets Names	A6
Streets	B1
City	B2
Driveway	C1
OutsideCity	C2
Paper	C3
Pastore Complex	C4
Private	C5
Railroad	M1
State	M2
Zoning Dimensions	EI
Historic Overlay District	MPD
none	S1
A80	Other
	Street Names

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FUTURE LAND USE MAP



- UserSelectedParcels
- vParcels_Buffer
- ParcelskBufferOutput
- Parcels
- Streets Names
- Streets**
- City
- Driveway
- OutsideCity
- Paper
- Pastore Complex
- Private
- Railroad
- State
- Future Village Centers
- Future Land Use**
- Governmental/Institutional
- Highway Commercial/Services
- Industrial
- Mixed Plan Development
- Multifamily
- Neighborhood Commercial/Services
- Open Space
- Residential Less Than 10.39 Units Per Acre
- Right Of Way
- Single Family Residential 3.63 To 1 Unit Per Acre
- Single Family Residential 7.26 To 3.64 Unit Per Acre
- Single Family Residential Less Than 1 Unit Per Acre
- Single/Two Family Residential Less Than 10.89 Units Per Acre**
- Special Redevelopment Area
- Water
- Street Names

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0 0.05 0.1 0.15 mi

AERIAL VIEW



AERIAL VIEW – (close up)



3-D AERIAL VIEW



STREET VIEW





"STREET VIEW"

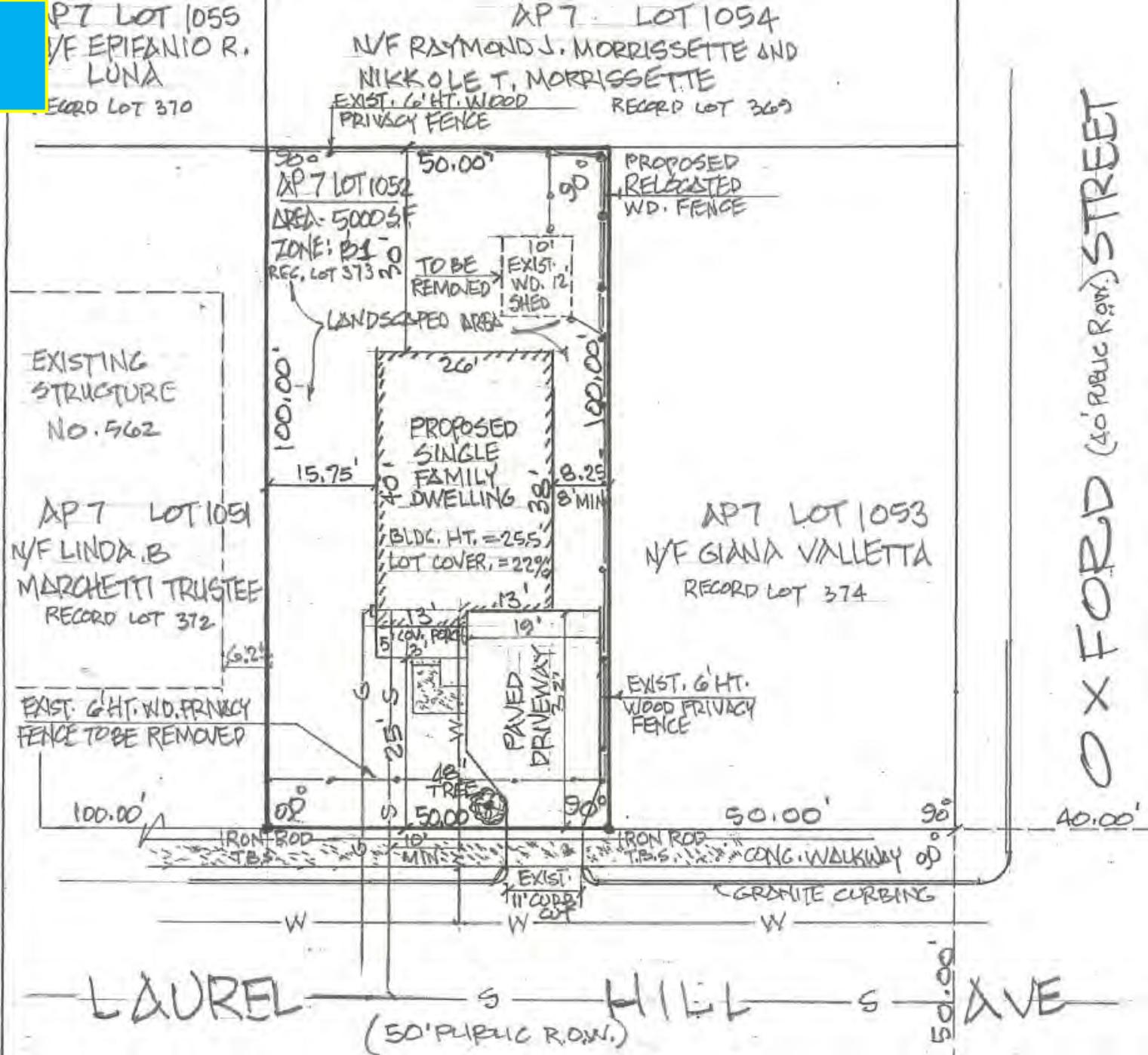


"REAR YARD VIEW"

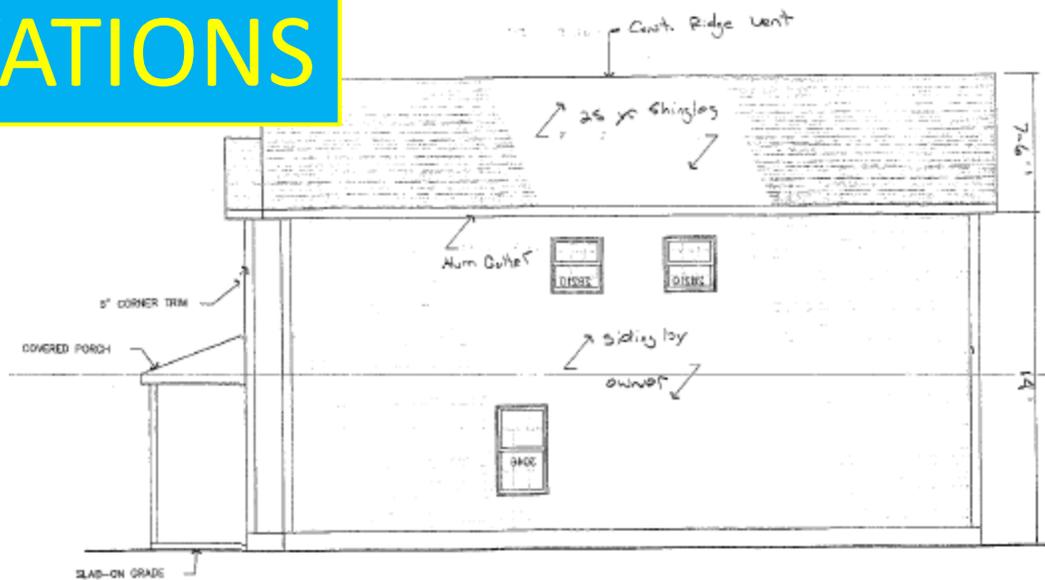


"FRONT YARD VIEW"

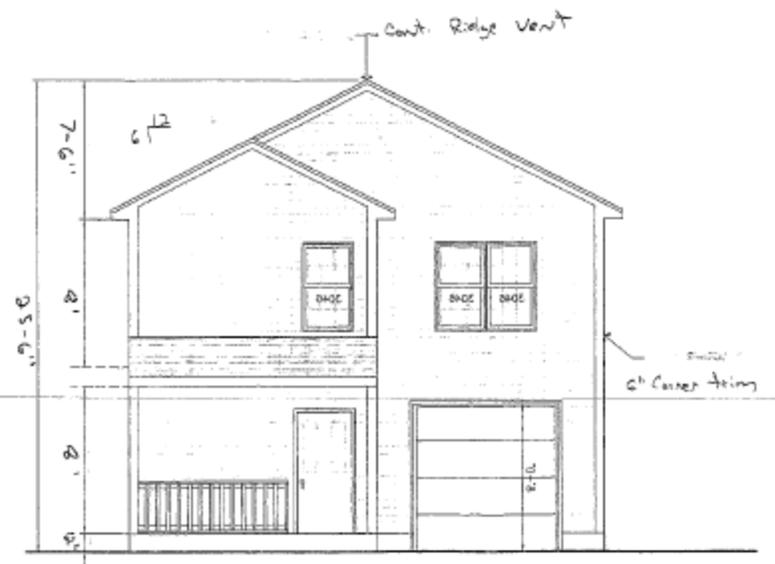
SITE PLAN



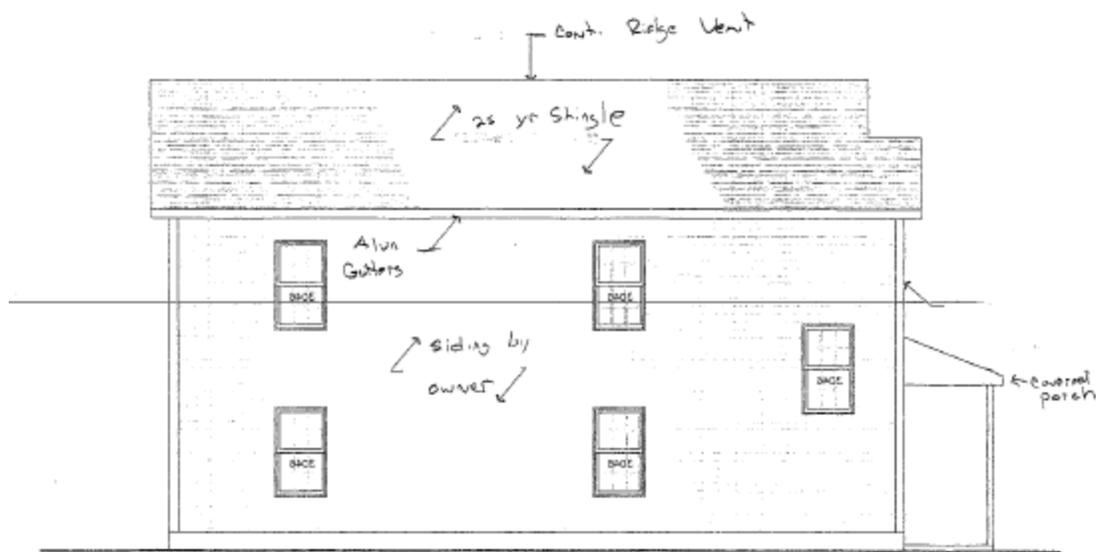
ELEVATIONS



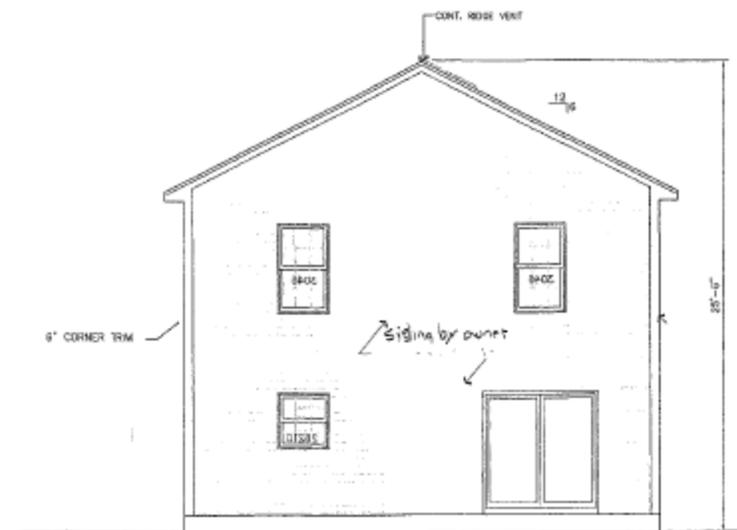
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

Key Facts

- The lot is a preexisting substandard lot of record, platted prior to the City enacting its zoning code in 1966;
- No other relief is required, only lot area and frontage;
- The lot is within a residential neighborhood with single-fam, two-fam and limited multifam uses in the area;
- Lots with 5,000 ft² and 50' of frontage are commonly found within the neighborhood;
- The proposal is consistent with the density allocation in the Comprehensive Plan Future Land Use Map

Staff Analysis

- Relief would be consistent with the character of the area;
- Relief requested is the least relief necessary;
- The request is consistent with the Comp Plan Housing Element which encourages infill lots in Eastern Cranston;
- The request is consistent with the Comp Plan Land Use Plan Element which supports the development of lots with 5,000 ft² (p. 31).

Recommendation

Due to the fact that the application is consistent with the Cranston Comprehensive Plan, and due to the fact that the proposed lot size is consistent with the character of the surrounding neighborhood, staff recommends the Plan Commission forward a *positive recommendation* to the Zoning Board of Review.

Dimensional Variance Application

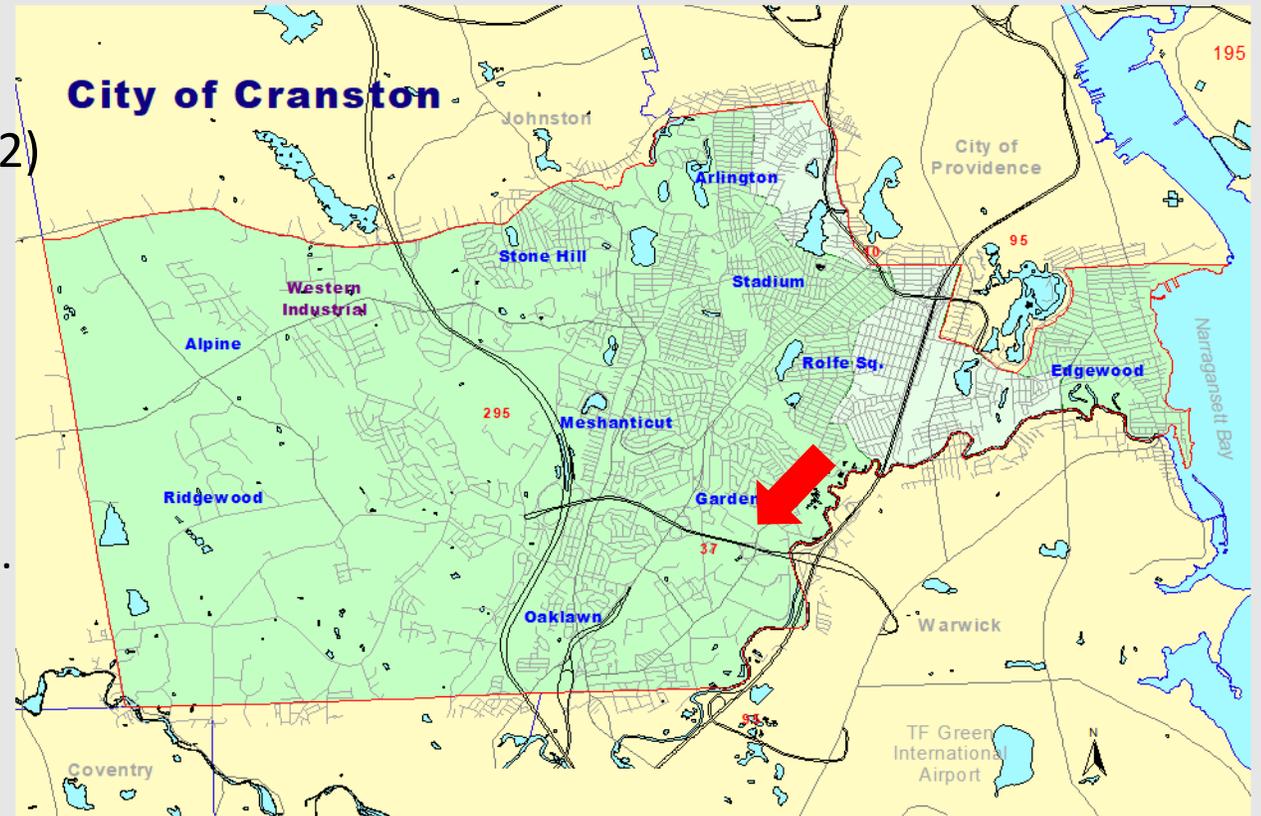
B&F CONSTRUCTION (APP)

Request Relief for Drive-thru Lane Stacking

Owner: Renaissance Development Corp.
Applicant: B&F CONSTRUCTION
Location: 1155 Pontiac Ave (AP 10-4, Lot 1502)
Zone: C-4 (Highway business)
FLU: Commercial/Highway Services

VARIANCE REQUEST:

To allow two (2) drive-in lanes that do not contain the required 6 stacking spaces each [17.28.010 - Drive-in Uses].



AERIAL VIEW - neighborhood



AERIAL VIEW – parcel



3-D AERIAL VIEW



Webster Bank

Pontiac Ave

STREET VIEW (from Pontiac Ave)



STREET VIEW

(north east entrance from Pontiac Ave)



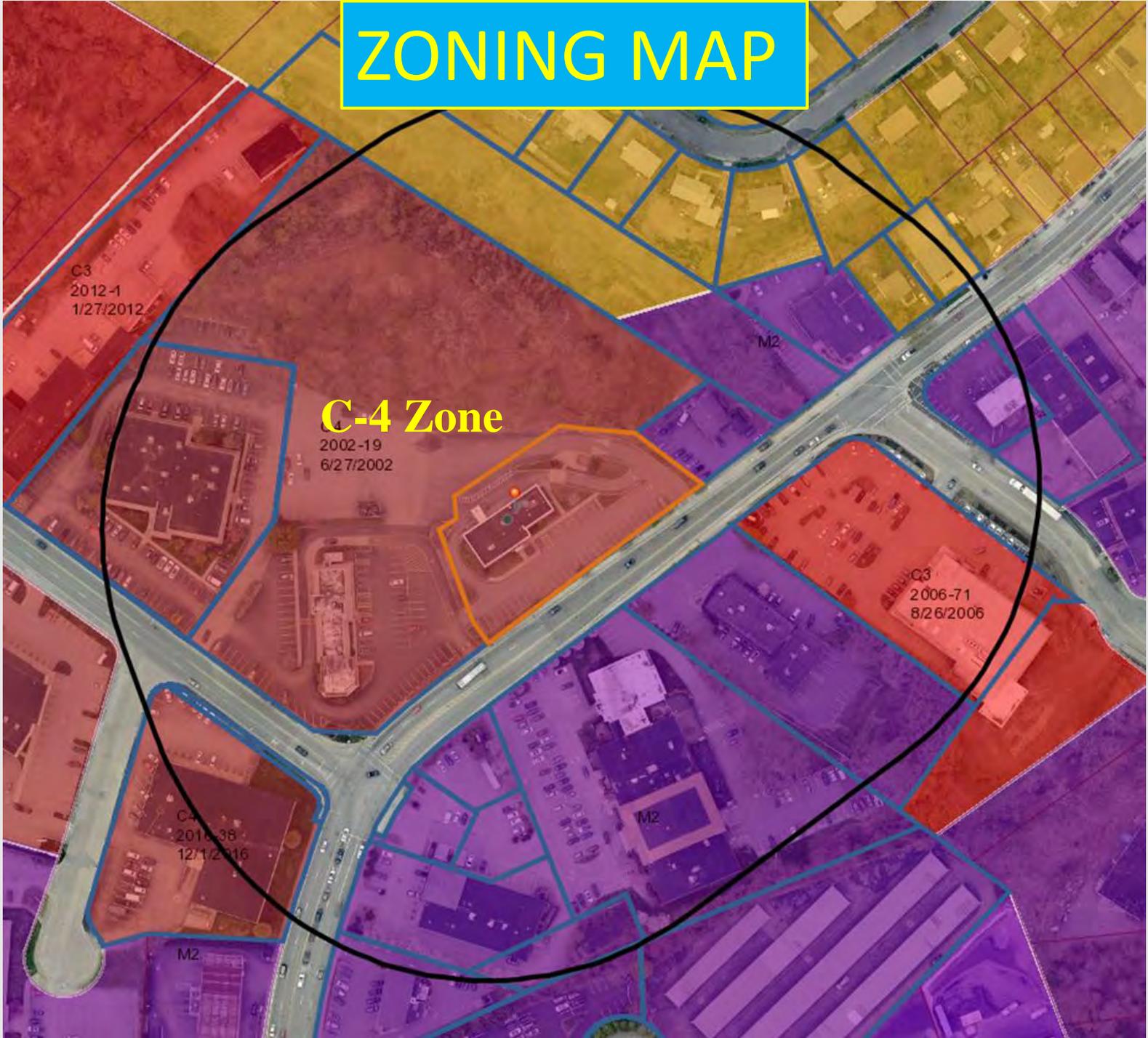
STREET VIEW (front of building)



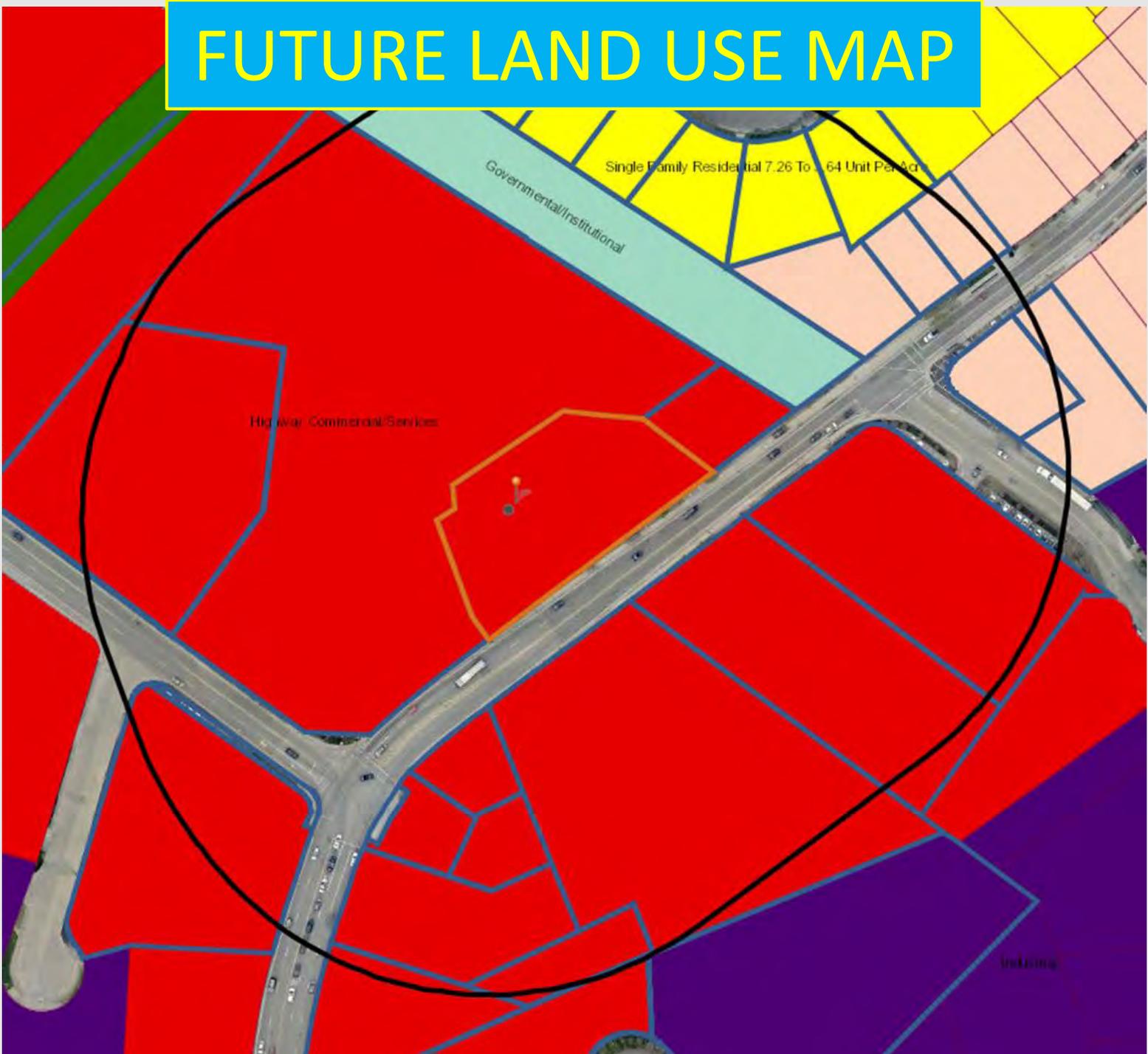
STREET VIEW (back of building)



ZONING MAP



FUTURE LAND USE MAP



SITE PLAN

MAP 10, LOT 35
N/F LANDS OF
JAN CO. CENTRAL, INC.
1171 PONTIAC AVENUE

[PARCEL A]
(PER REF #3)

MAP 10, LOT 1502
N/F LANDS OF
RENAISSANCE DEVELOPMENT
CORPORATION
BK. 3966, PG. 327

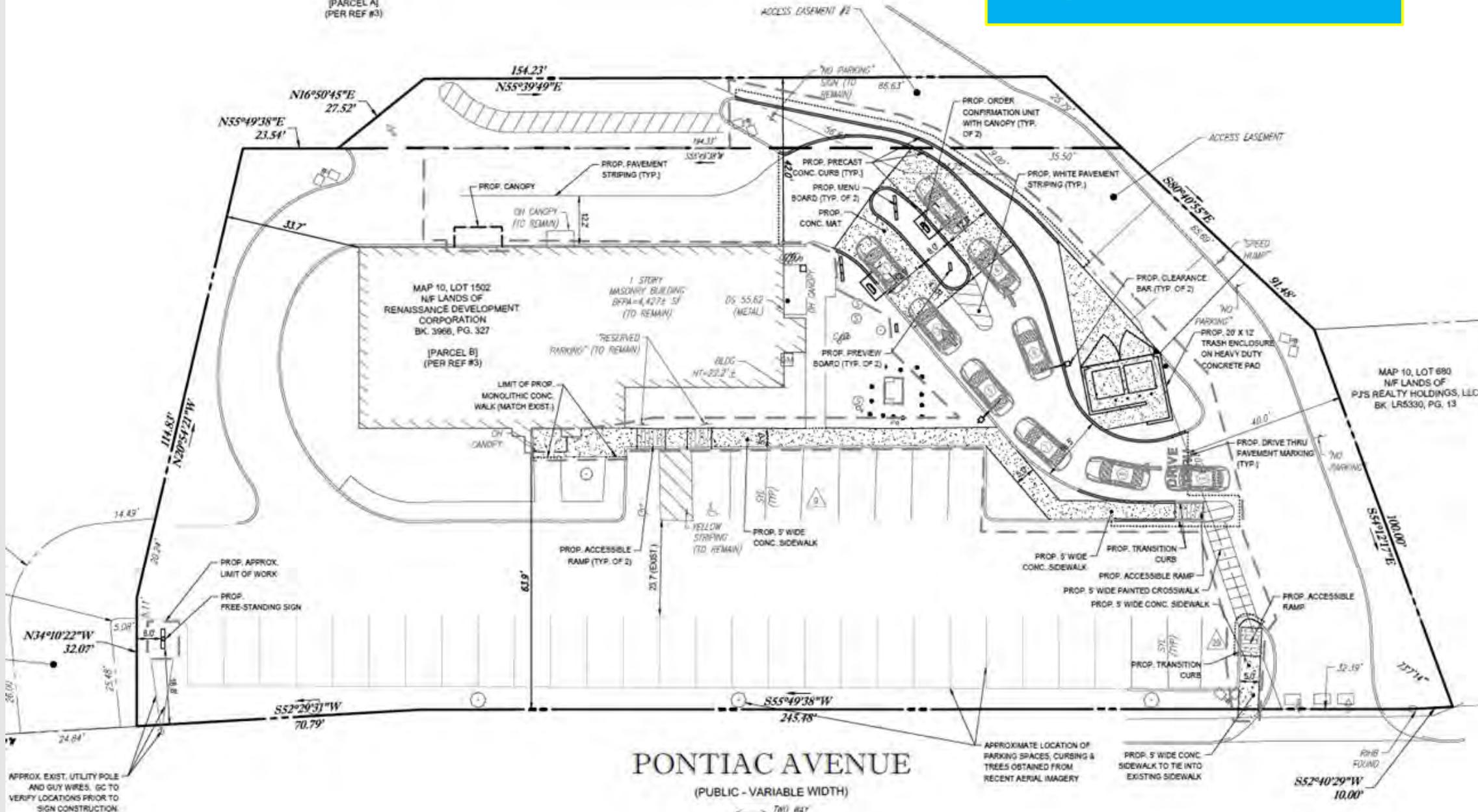
[PARCEL B]
(PER REF #3)

MAP 10, LOT 690
N/F LANDS OF
P/J'S REALTY HOLDINGS, LLC
BK. LRS330, PG. 13

PONTIAC AVENUE

(PUBLIC - VARIABLE WIDTH)

TWO WAY
TRAFFIC
(ASPHALT ROADWAY)



APPROX. EXIST. UTILITY POLE
AND GUY WIRES, GC TO
VERIFY LOCATIONS PRIOR TO
SIGN CONSTRUCTION

APPROXIMATE LOCATION OF
PARKING SPACES, CURBING &
TREES OBTAINED FROM
RECENT AERIAL IMAGERY

PROP. 5' WIDE CONC.
SIDEWALK TO TIE INTO
EXISTING SIDEWALK

PHIS
FOUND
10.00'

Staff Analysis

- The applicant is proposing to redevelop the site (former Webster Bank) while also minimizing site disturbance to the greatest extent practical through utilizing the existing footprint of the building, existing parking area, existing landscaping, and existing site circulation pattern.
- The City's zoning code assumes that every order point should have the same number of stacking spaces. Staff finds that adding a second order point will not increase the number of customers at the site, and instead will lead to more efficient movement of existing customers through the drive-thru lanes.
- The applicant has provided supplementary information as discussed in FINDING #11 of staff memo, therefore staff finds that the proposed design will not create an undue traffic nuisance to interior site circulation or surrounding neighborhood.
- Staff finds that this proposal is consistent with the general content of the Comprehensive Plan due to the Plan's support for efficient use of properties while minimizing negative impacts to the neighborhood.

Recommendation

Due to the finding that the application is consistent with the general content of the Comprehensive Plan, and due to the finding that the application will not create undue traffic impacts to the surrounding streets, staff recommends the Plan Commission forward a *positive recommendation* to the Zoning Board of Review.

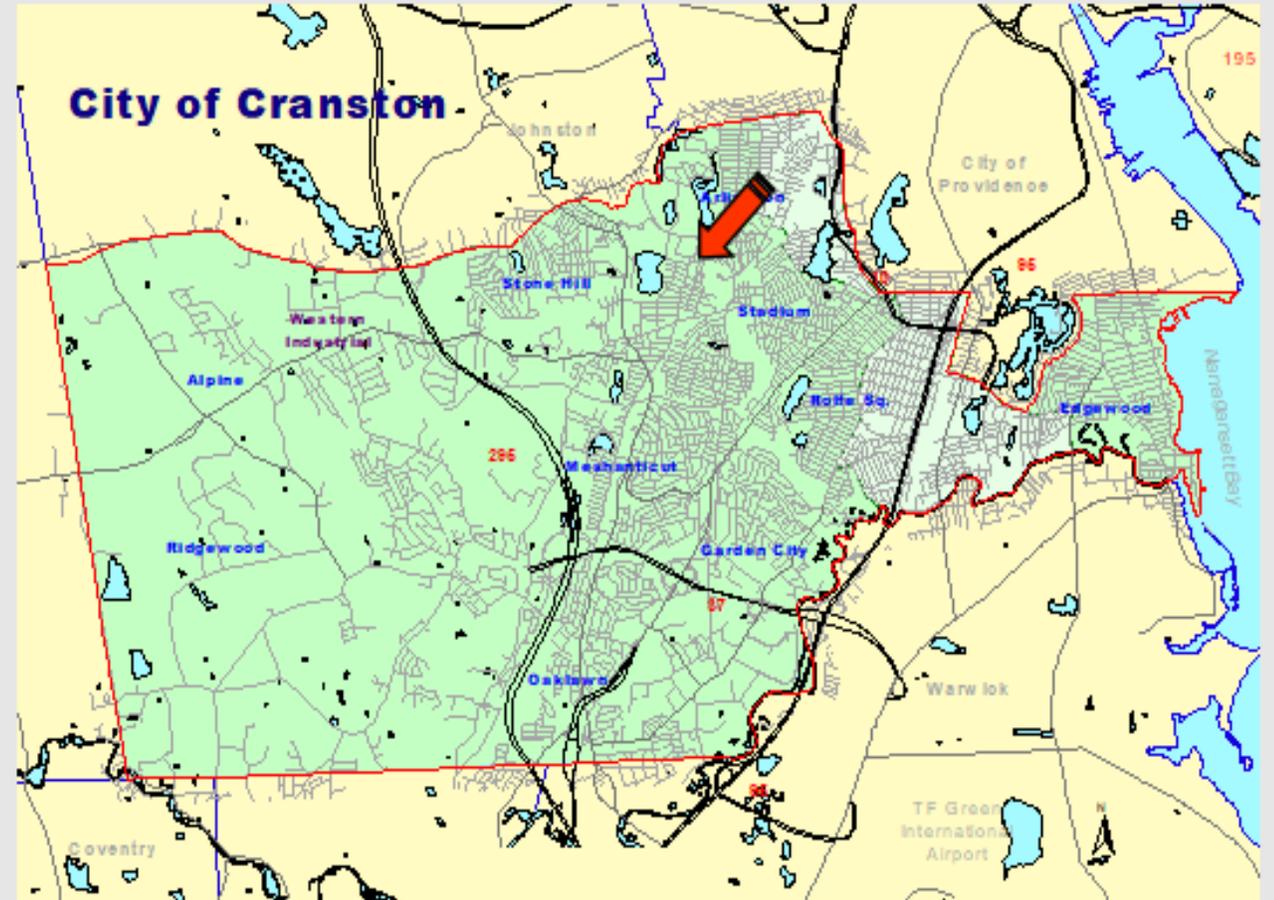
Use & Dimensional Variance Application

Joseph A. Cannata

Owner/app: Joseph A. Cannata
Location: 27-29 Haven Avenue
AP 8 Lot 226
Zone: B-1 (Single & Two-Family)
FLU: Single/Two Family Residential Less than 10.89 units/acre

VARIANCE REQUEST SUMMARY:

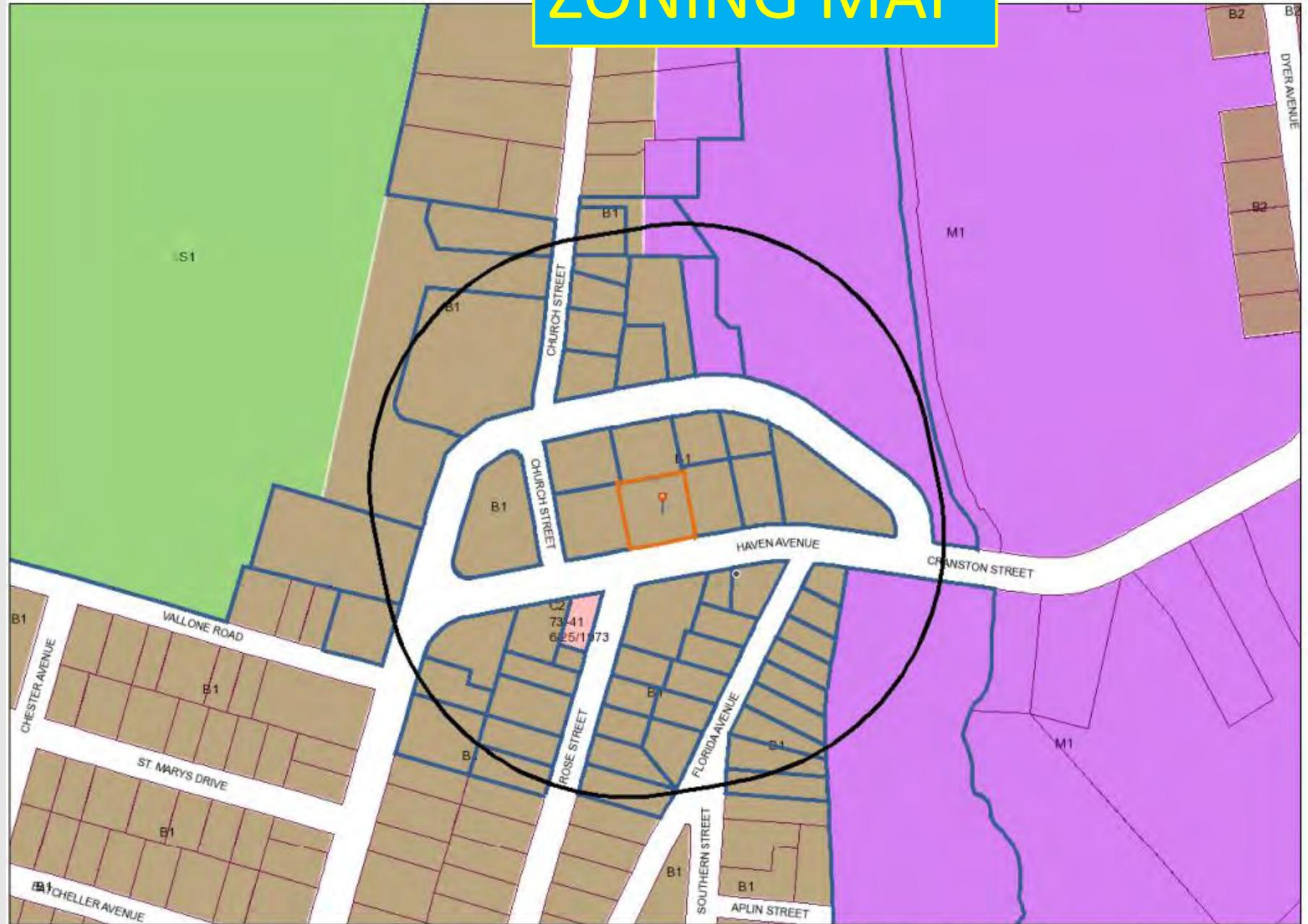
- To construct a detached garage with a second story dwelling unit encroaching into a rear yard setback on a property with an existing three-family in a B-1 zone.



Variance Request Itemized

1. To allow a fourth dwelling unit on a lot in a B-1 zone which does not allow Multifamily uses. [Section 17.20.030 – Schedule of Uses]
2. To allow a nonconforming use (multifamily – 3 units) to change to another nonconforming use (multi-family – 4 units). [Section 17.88.040 – Change of Use]
3. To allow the construction of a garage with a 2nd floor single-family dwelling on a lot where a dwelling structure already exists. [Section 17.20.090 – More Than One Dwelling Structure on Any Lot Prohibited]
4. To allow the construction of a garage with a 2nd floor single-family dwelling on a 11,000 ft² lot where 18,000 ft² would be required if Multifamily was an allowed use in the B-1 Zone. [17.20.090 – Specific Requirements]
5. To allow the construction of a garage with a 2nd floor single-family dwelling that encroaches 10' into the required 20' setback.

ZONING MAP

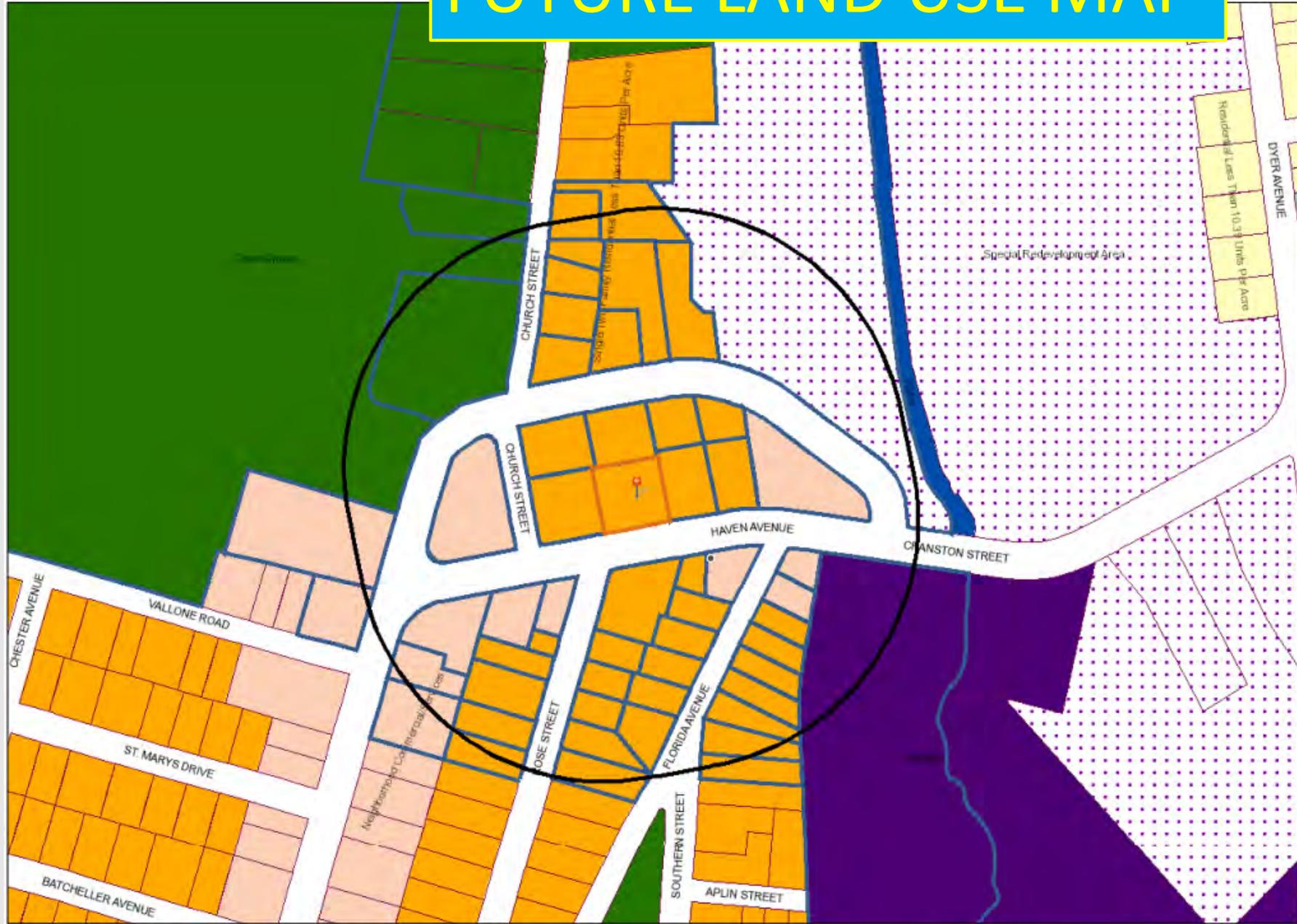


- UserSelectedParcels
- vParcels_Buffer
- ParcelsInBufferOutput
- Parcels
- Streets Names
- Zoning Dimensions
- Historic Overlay District
- Zoning**
- none
- A80
- A20
- A12
- A8
- A6
- B1
- B2
- C1
- C2
- C3
- C4
- C5
- M1
- M2
- E1
- MPD
- S1
- Other
- Street Names

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FUTURE LAND USE MAP



- UserSelectedParcels
- Parcels_Buffer
- ParcelsBufferOutput
- Parcels
- Streets Names
- Future Village Centers
- Future Land Use**
- Governmental/Institutional
- Highway Commercial/Services
- Industrial
- Mixed Plan Development
- Multifamily
- Neighborhood Commercial/Services
- Open Space
- Residential Less Than 10.39 Units Per Acre
- Right Of Way
- Single Family Residential 3.63 To 1 Unit Per Acre
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- Special Redevelopment Area
- Water
- Street Names

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0 0.04 0.08 0.12 mi

AERIAL VIEW - neighborhood



AERIAL VIEW – close up



3-D AERIAL VIEW



STREET VIEW





SITE PLAN

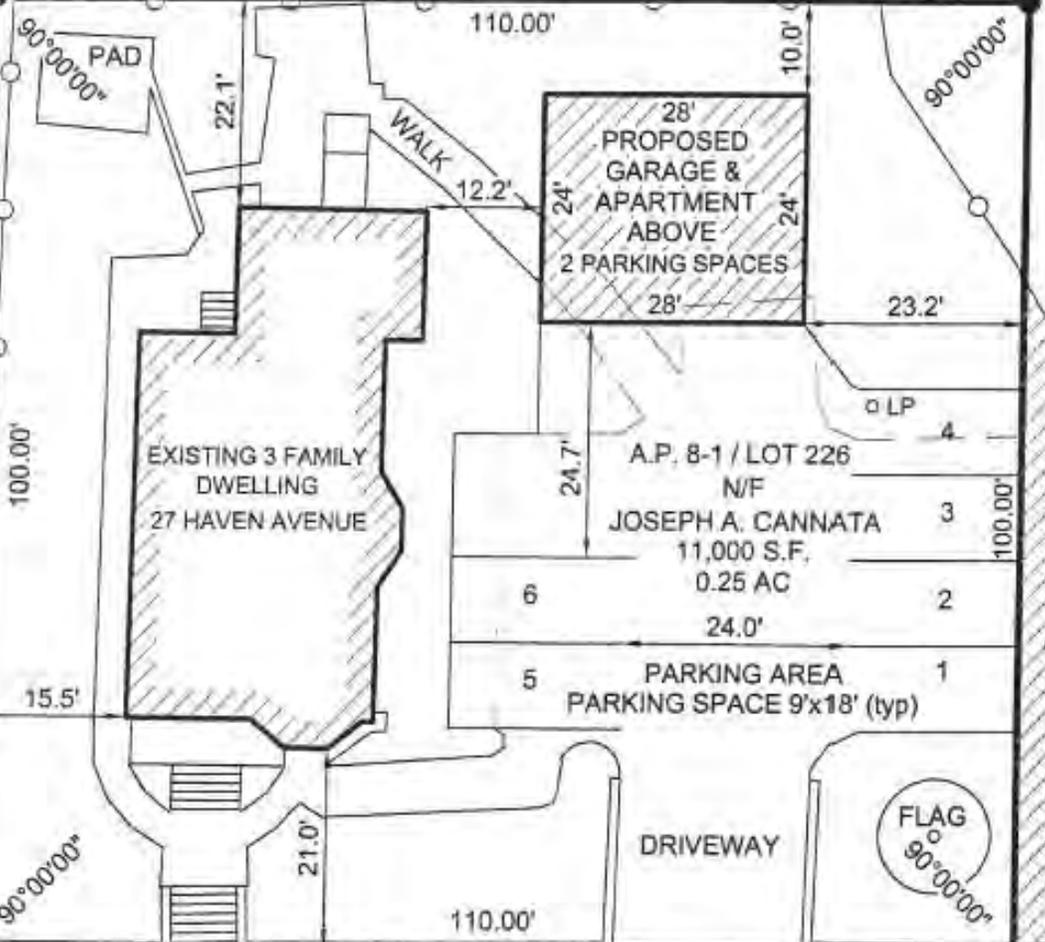
A.P. 8-1 / LOT 228
N/F
ZACHARY T. AMATO

IRON ROD SET

S 88°43'11" E
110.00'

IRON ROD SET

MAGNETIC 11-04-20



A.P. 8-1 / LOT 227
N/F
PEDRO ROMAN

A.P. 8-1 / LOT 224
N/F
JOSEPH V. & BEATRICE R. MORETTI

A.P. 8-1 / LOT 226
N/F
JOSEPH A. CANNATA
11,000 S.F.
0.25 AC

HAVEN AVENUE

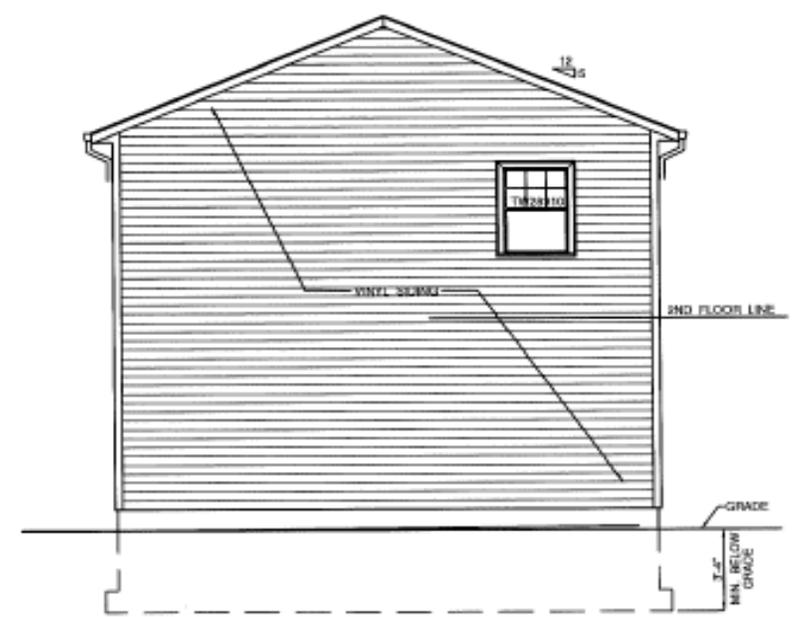
(60' PUBLIC)

RICHARD T. (227) 714
[Signature]

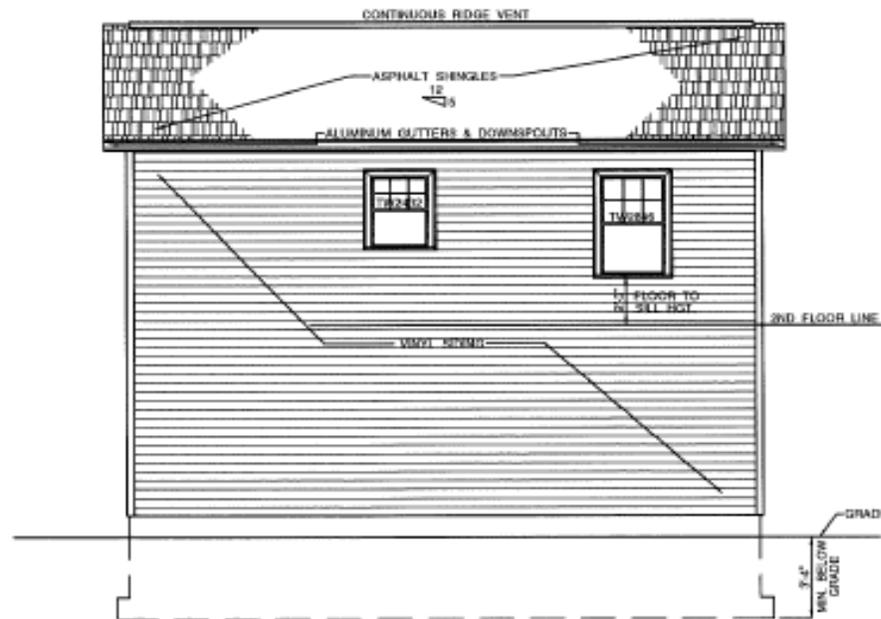
ELEVATIONS



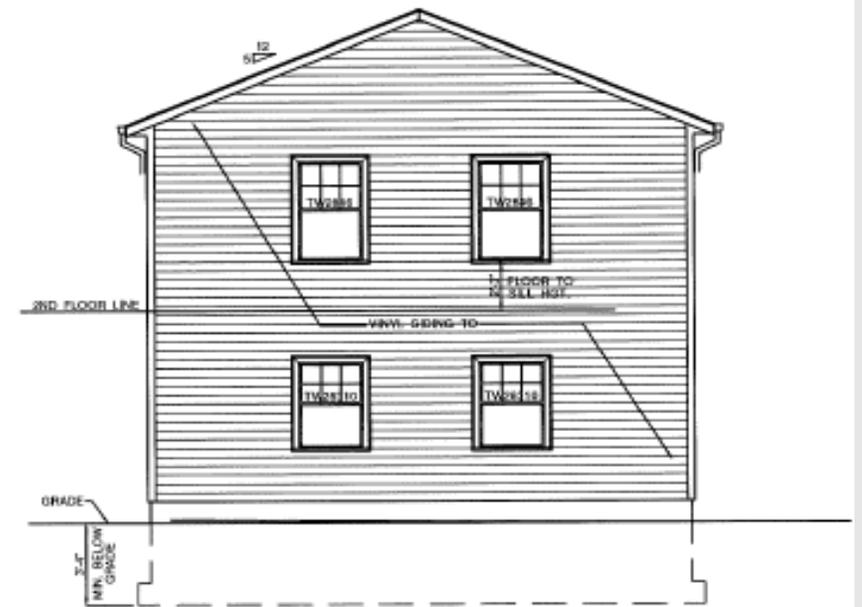
PROPOSED SOUTH (FRONT) ELEVATION
(FACING HAVEN AVENUE)
SCALE : 1/8" = 1'-0"



PROPOSED EAST (RIGHT SIDE) ELEVATION
SCALE : 1/8" = 1'-0"



PROPOSED NORTH (REAR) ELEVATION
SCALE : 1/8" = 1'-0"



PROPOSED WEST (LEFT SIDE) ELEVATION
SCALE : 1/8" = 1'-0"







Key Facts

- The property has a legal-nonconforming three-family on 11,000 ft² in a B-1 zone;
- All 5 variances are triggered by the 600 ft² +/- dwelling unit, not the garage;
- Within a 400' radius there are industrial, commercial, institutional, open space, and a variety of residential uses;
- The off-street parking requirements are met and the Traffic Safety Division has no objection to the site plan;
- The average area of residential uses within 400' is 6,228 ft², the only 4-family is 11,111 ft².

Staff Analysis

- Relief would ***not*** negatively impact the diverse character of the area;
- The Comp Plan generally supports expanding City housing stock/options;
- The request is ***inconsistent*** with the Comp Plan Future Land Use Map in terms of both its ***use*** and ***density***
 - FLUM - only single / two-fam uses less than 10.89 units/acre
 - Proposed – Four-fam at 15.84 units/acre
- Staff cannot make the required findings in Sec 17.92.010 *Variances*

Recommendation

Due to the finding that granting the relief is inconsistent with the Comprehensive Plan, staff recommends the Plan Commission forward a *negative recommendation* on this application to the Zoning Board of Review. It should be noted that there are no outstanding concerns with the proposal and relief is not anticipated to result in negative impacts.

Dimensional Variance Application

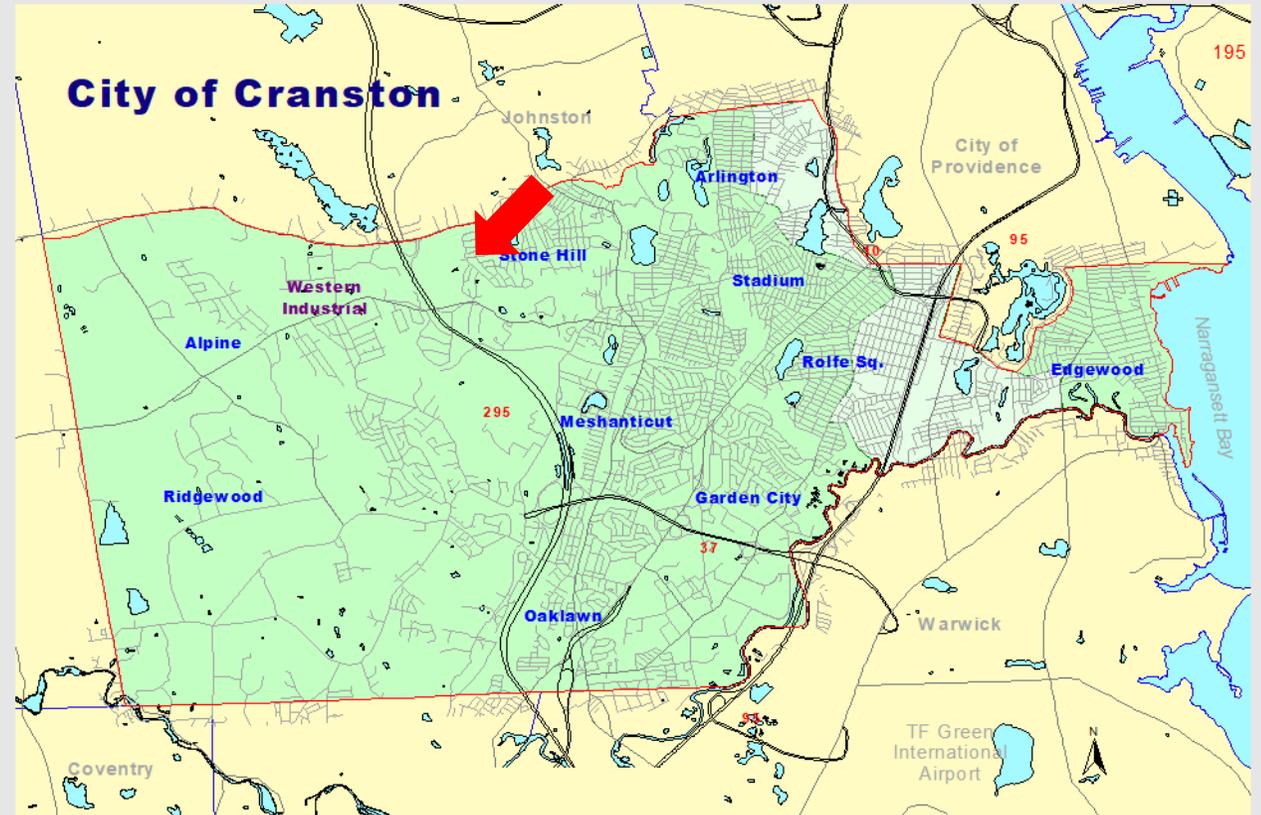
ELIZABETH FLORIO (OWN) and CRAIG ARMSTRONG (APP)

Request for side setback relief

Owner: ELIZABETH FLORIO
Applicant: CRAIG ARMSTRONG
Location: 66 Leawood Drive (A.P. 37, lot 239)
Zone: A-8 (Single-family dwellings on lots of minimum areas of eight thousand (8,000) square feet.)
FLU: Single Family Residential 7.26 to 3.64 Units Per Acre

VARIANCE REQUEST:

To allow an attached garage (accessory structure) to be converted into an **accessory dwelling unit**, triggering a need for a side setback variance. 17.20.120- Schedule of Intensity Regulations]



AERIAL VIEW - neighborhood



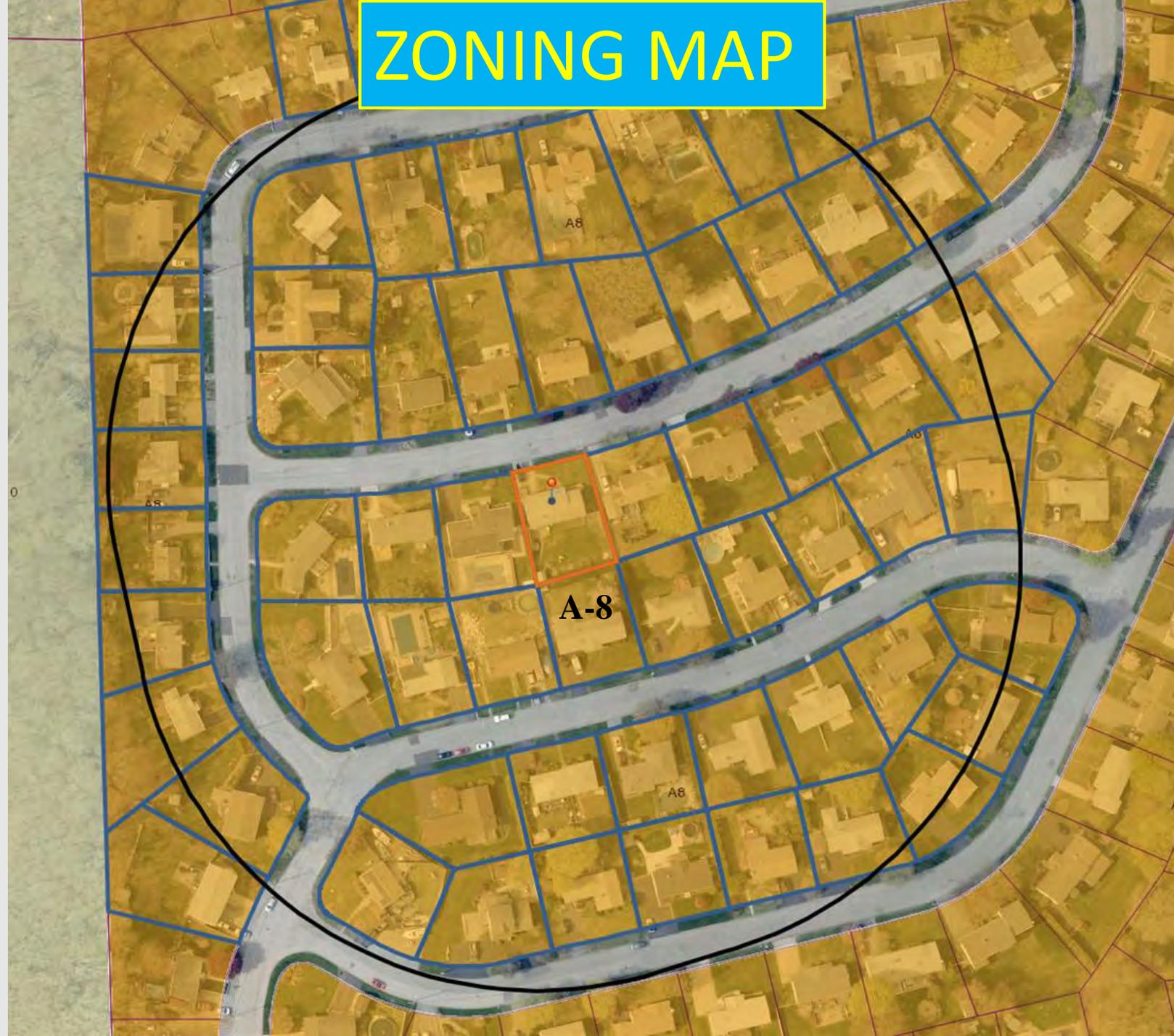
AERIAL VIEW – parcel



STREET VIEW



ZONING MAP



A-8

A8

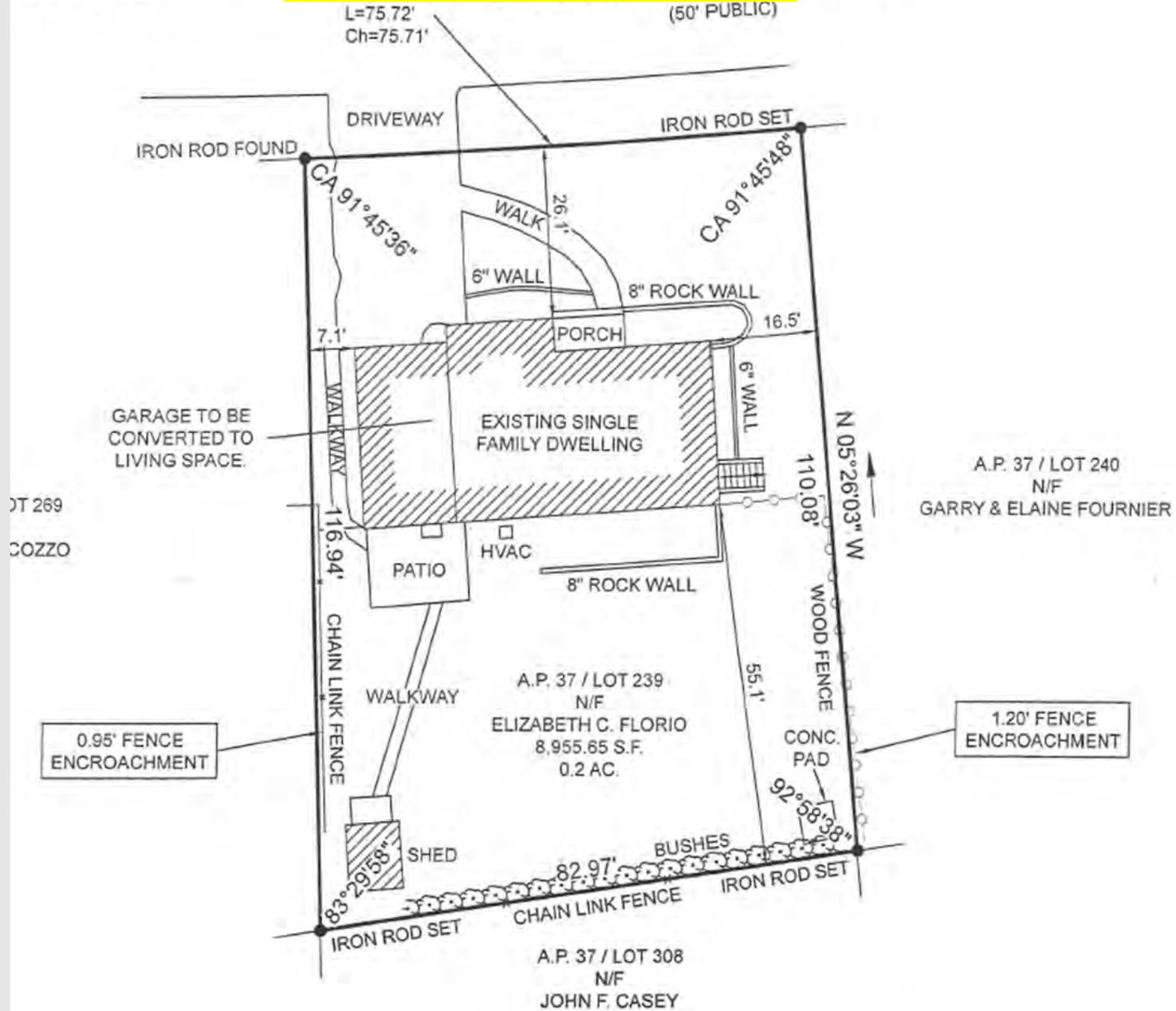
A8

A8

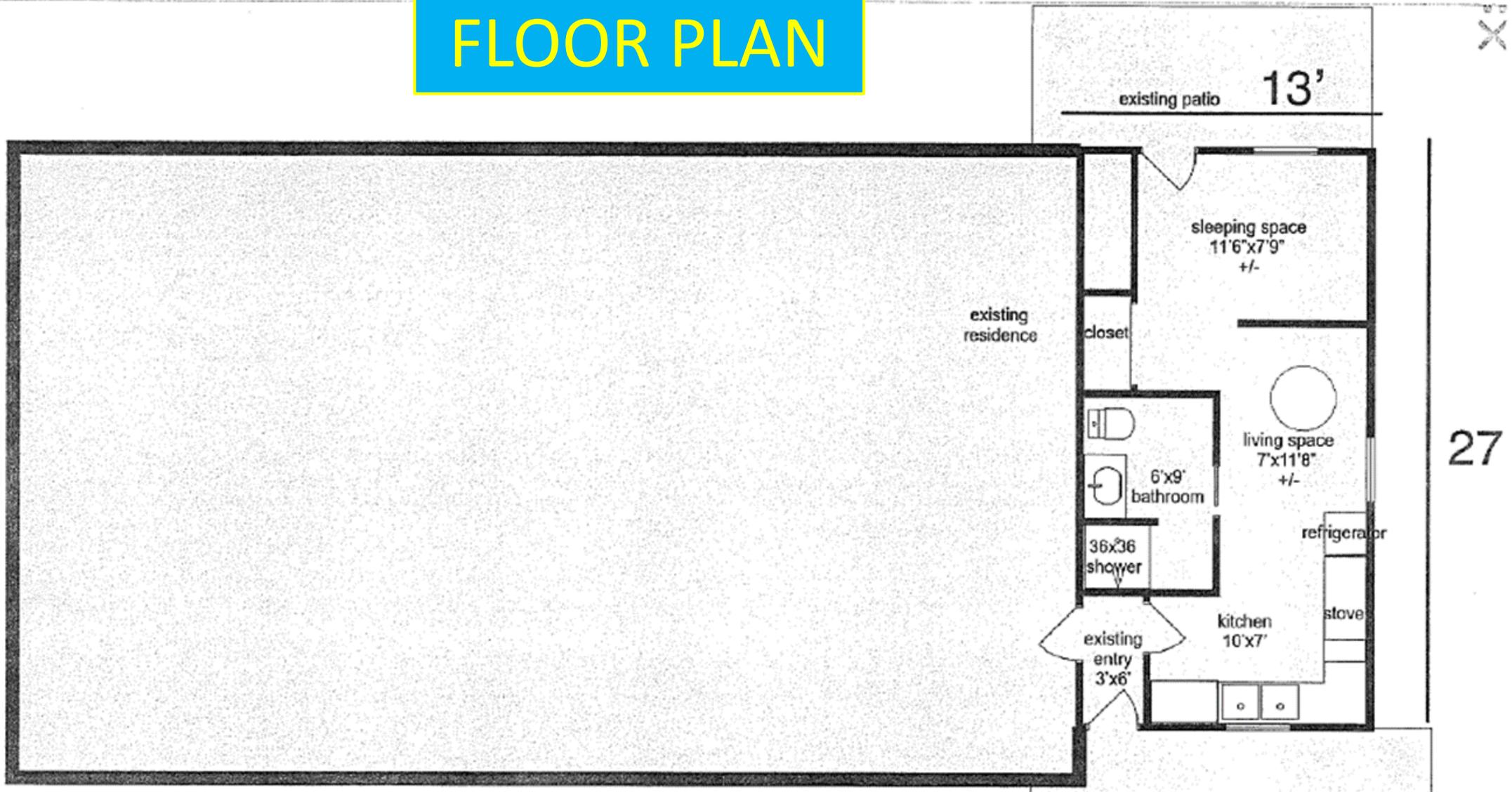
3 & REPLAT OF LOTS
BY FRANK ANSUINI, INC.
RDE, ENG'R" P.C. 443

SITE PLAN

DRIVE



FLOOR PLAN



Garage door opening framed in for 36"x36" kitchen window

Staff Analysis

- The applicant is proposing to convert a 1-car garage into **an accessory dwelling unit, which is a use allowed by-right in this zone.**
- The applicant is not proposing to expand or change the building footprint.
- The existing garage is 7.1 feet from the side property line. The act of converting the attached garage into primary living space triggers a need for side setback relief.
- The off-street parking requirement for a single family dwelling **with an accessory dwelling unit is 2 spaces** - which can be met with the existing driveway. The driveway is large enough to fit a total of 4 cars if necessary.
- Staff finds that the proposal meets the **intent of the standards for an accessory dwelling unit**, and will maintain the aesthetic of the neighborhood.
- Staff views this application as being consistent with the general policies in 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 character of the surrounding neighborhood, staff recommends the Plan Commission forward a *positive recommendation* to the Zoning Board of Review.

Use Variance Application Shon Campbell

Owner/app: Shon Campbell

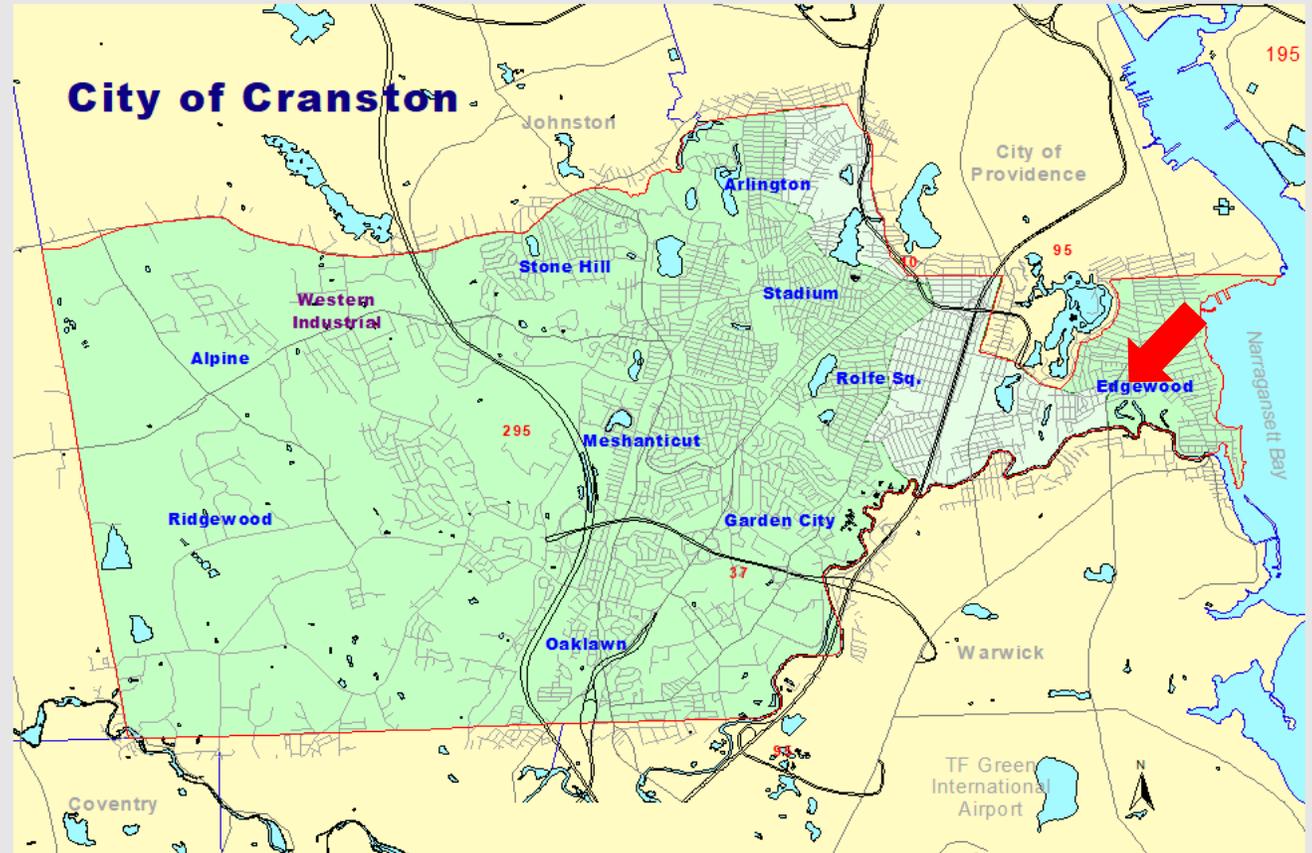
Location: 132-134 Park Avenue
AP 2 Lot 2646

Zone: A-6 (Single-fam min 6,000 ft²)

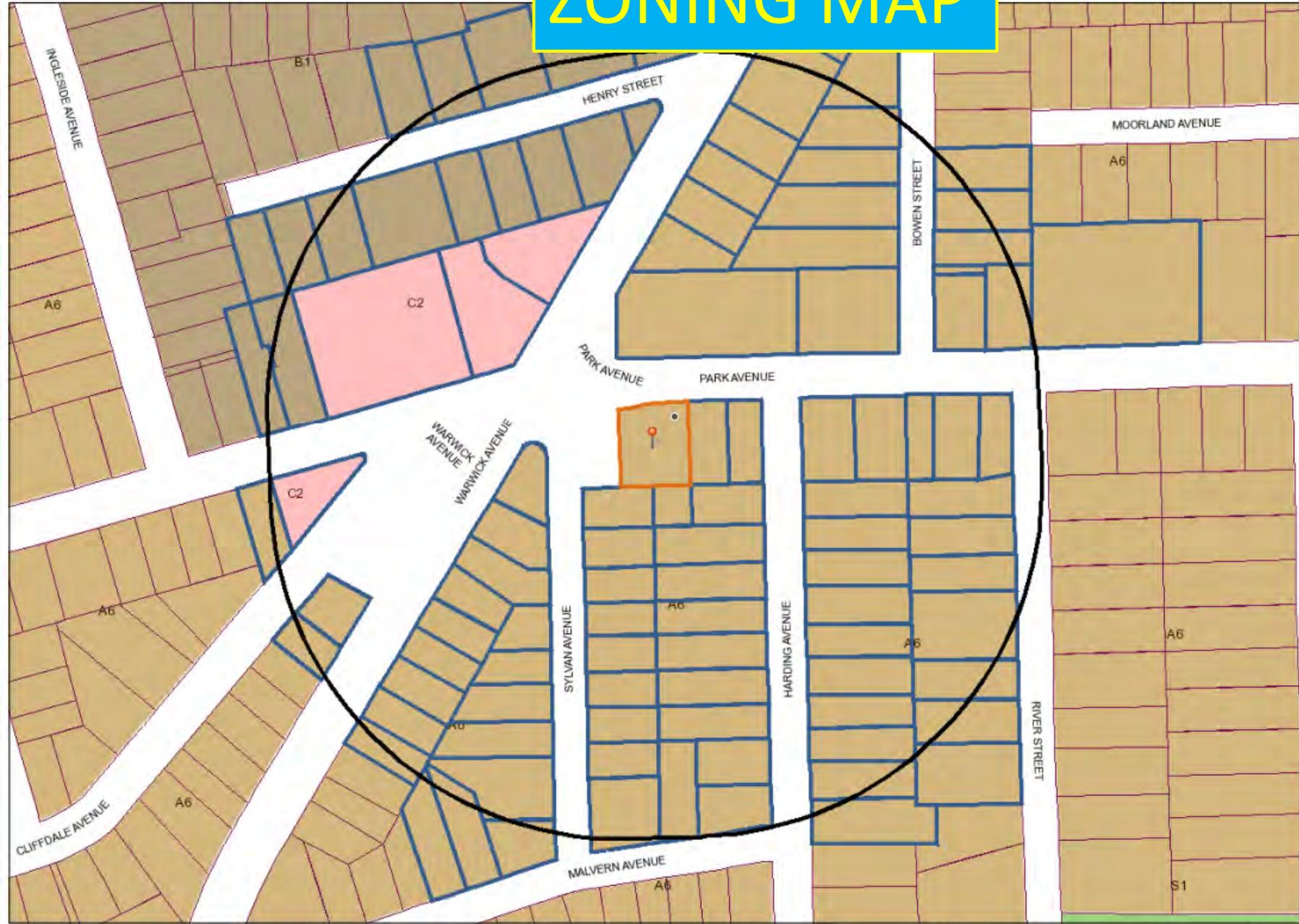
FLU: Single Family Residential 7.26
to 3.64 units/acre

VARIANCE REQUEST SUMMARY:

To allow a “residence above a first floor business use” (professional office) in an A-6 zone where it is not an allowed use. [Section 17.20.030 – Schedule of Uses]



ZONING MAP

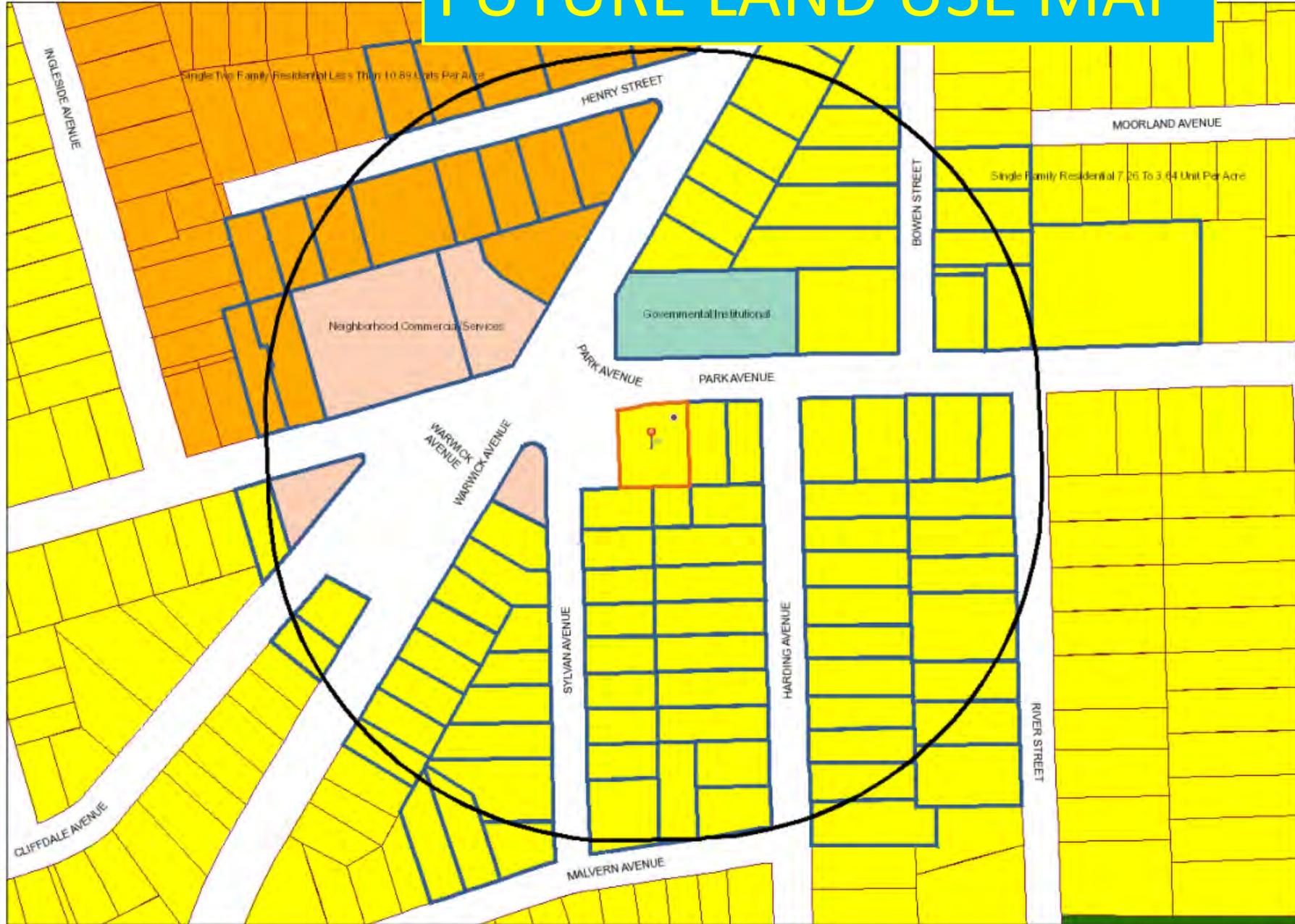


- UserSelectedParcels
 - vParcels_Buffer
 - ParcelsInBufferOutput
 - Parcels
 - Streets Names
 - Zoning Dimensions
 - Historic Overlay District
- Zoning**
- none
 - A80
 - A20
 - A12
 - A8
 - A6
 - B1
 - B2
 - C1
 - C2
 - C3
 - C4
 - C5
 - M1
 - M2
 - EI
 - MPD
 - S1
 - Other
- Street Names

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0 0.03 0.06 0.09 mi

FUTURE LAND USE MAP



- UserSelectedParcels
- vParcels_Buffer
- ParcelsInBufferOutput
- Parcels
- Streets Names
- Future Village Centers
- Future Land Use**
- Governmental/Institutional
- Highway Commercial/Services
- Industrial
- Mixed Plan Development
- Multifamily
- Neighborhood Commercial/Services
- Open Space
- Residential Less Than 10.39 Units Per Acre
- Right Of Way
- Single Family Residential 3.63 To 1 Unit Per Acre
- Single Family Residential 7.26 To 3.64 Unit Per Acre
- Single Family Residential Less Than 1 Unit Per Acre
- Single/Two Family Residential Less Than 10.89 Units Per Acre
- Special Redevelopment Area
- Water
- Street Names

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AERIAL VIEW - neighborhood



AERIAL VIEW – close up



3-D AERIAL VIEW

 132 Park Ave,
Cranston, RI 02905



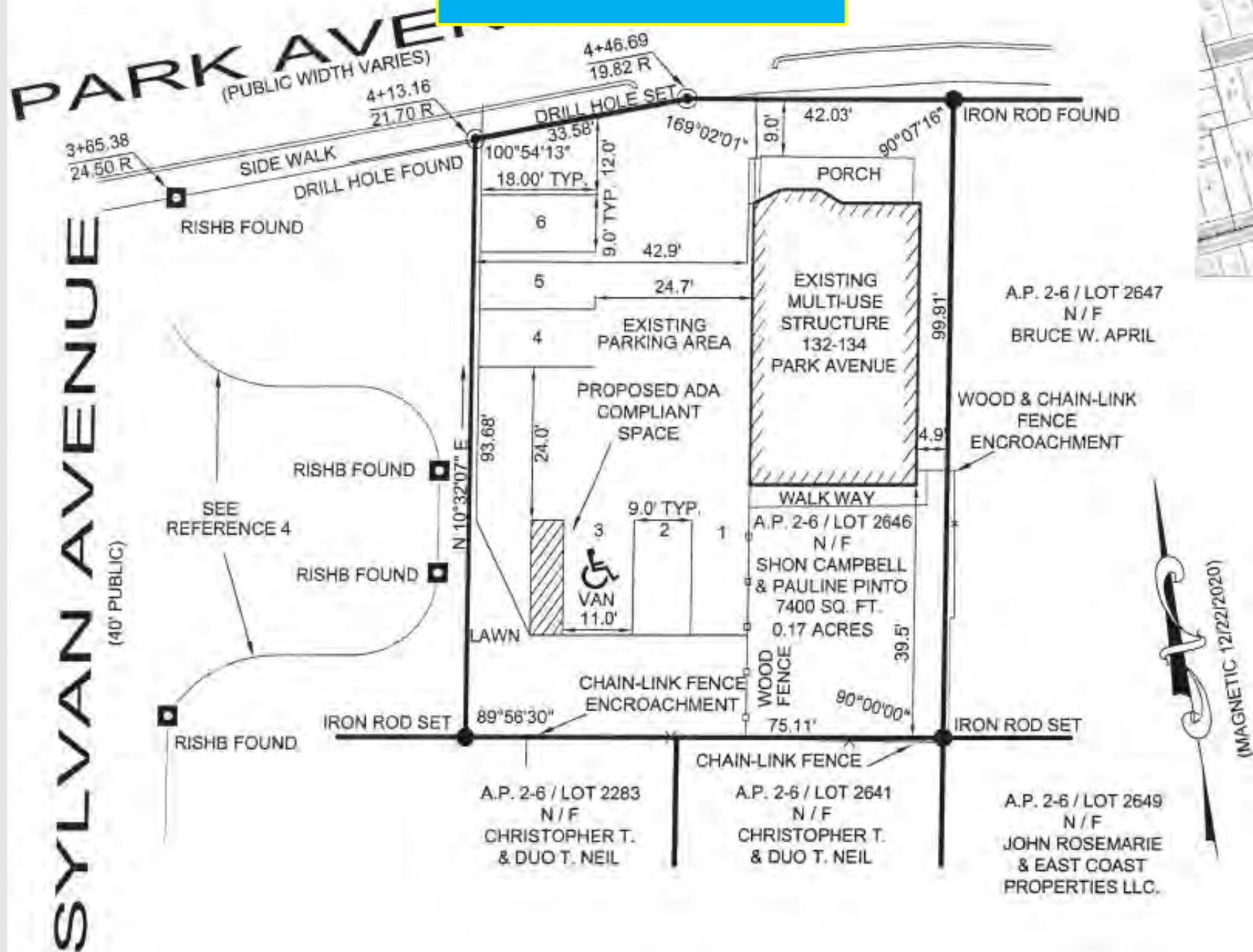
STREET VIEW – Park Ave



STREET VIEW – Sylvan Ave



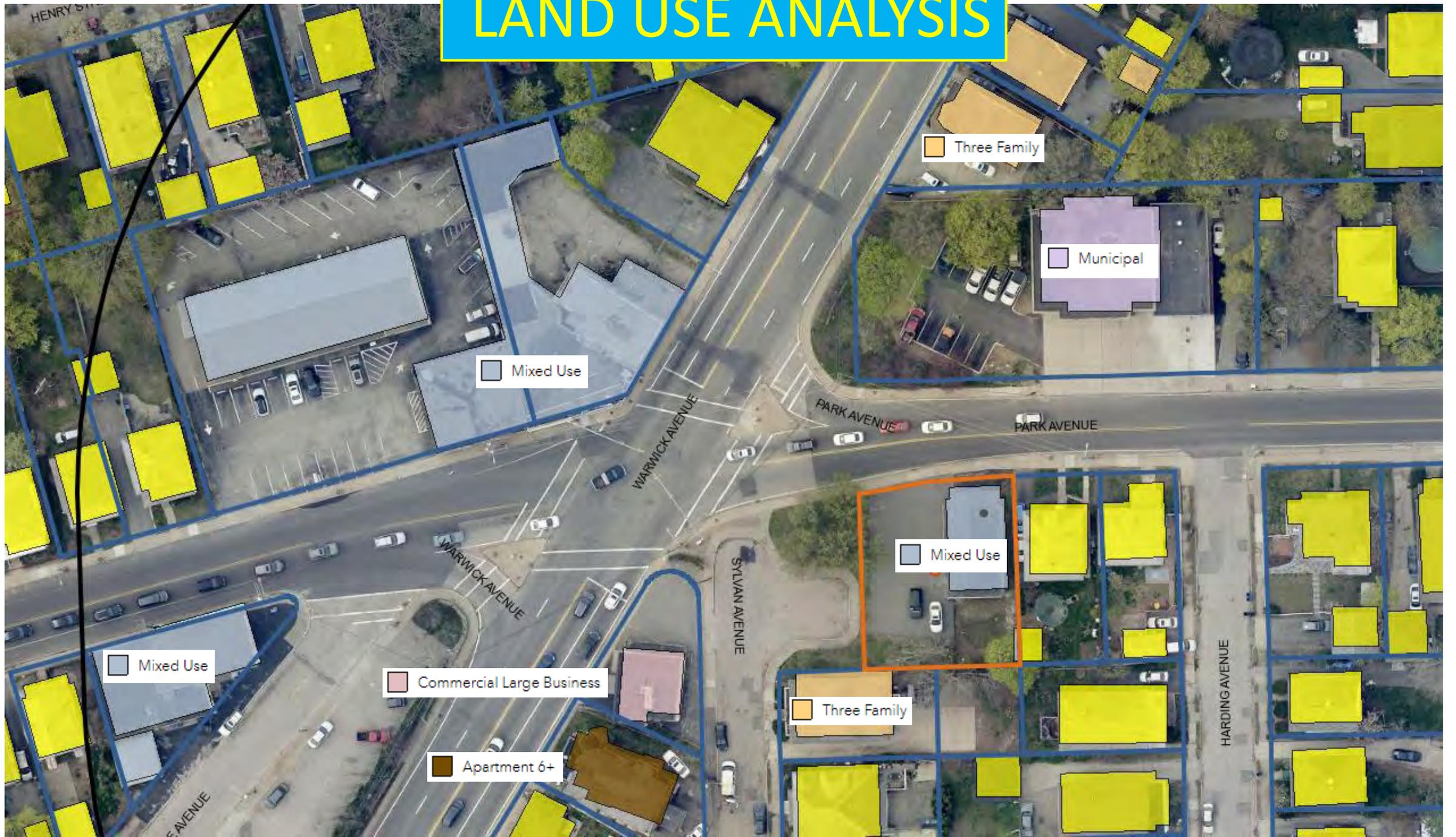
SITE PLAN



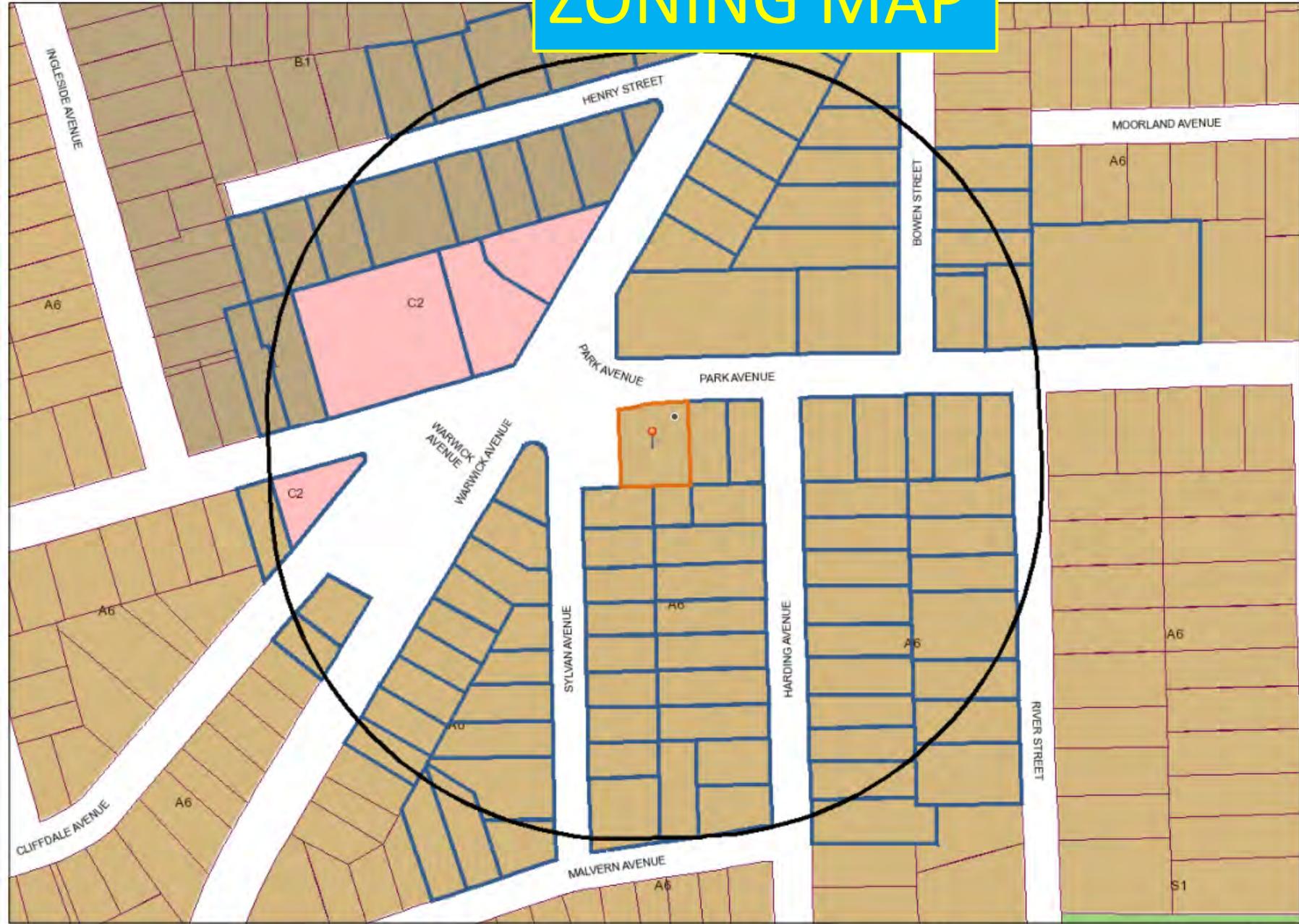
Key Facts

- The 7,402 ft² property has been a legal-nonconforming residence above a first story business (barber shop/salon) established prior to the enactment of zoning in 1966;
- The residential unit is to remain. The change of the commercial aspect of the mixed use to a real estate office triggers the need for relief;
- There are no proposed physical alterations to the building;
- The only proposed alterations to the site are the parking improvements which have been reviewed and comply with City regulations;
- There is no vehicular access to Sylvan Ave, only Park Ave.

LAND USE ANALYSIS



ZONING MAP

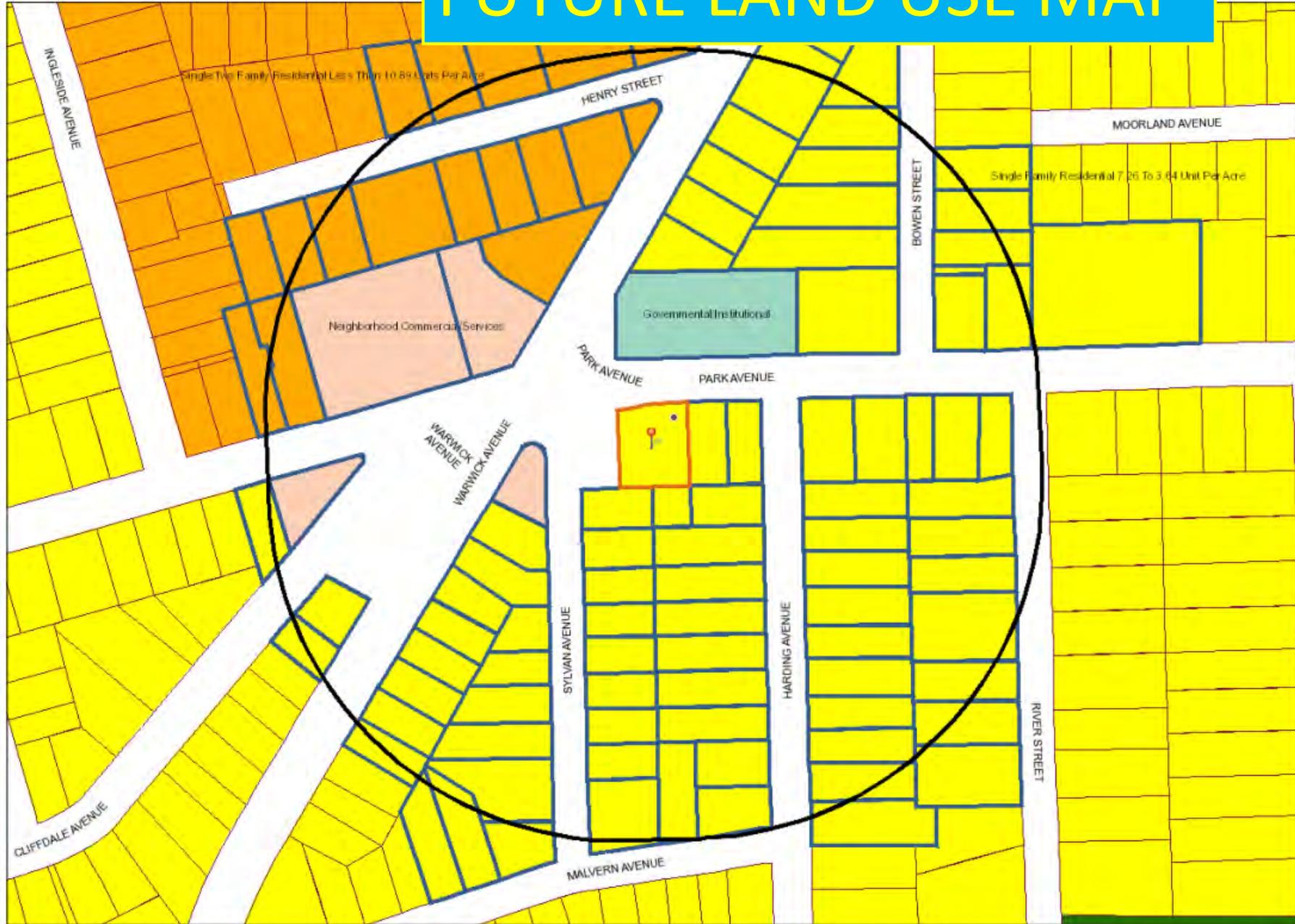


- UserSelectedParcels
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- Zoning**
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Staff Analysis

- Relief would **not** negatively impact the character of the area
 - The use is less intense than the existing; and
 - There are only commercial uses at this intersection;
- The Comp Plan generally supports matching zoning with the legally established existing uses;
- The request is **inconsistent** with the Comp Plan Future Land Use Map in terms of its **use**;
- Staff cannot make the required findings in Sec 17.92.010 *Variances*.

Recommendation

Due to the finding that granting the relief is inconsistent with the Comprehensive Plan, staff recommends the Plan Commission forward a *negative recommendation* on this application to the Zoning Board of Review. It should be noted that there are no outstanding concerns with the proposed use and relief is not anticipated to result in negative impacts.