CITY PLANNING DEPARTMENT

Memorandum

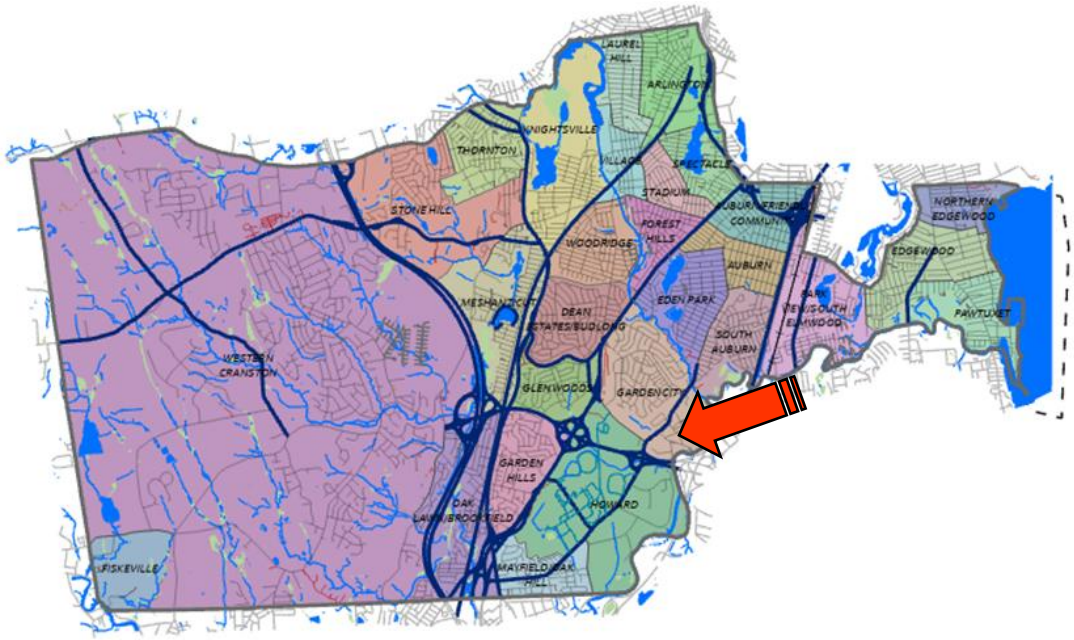
To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: November 10, 2026
RE: 33 Webb Street – Assessor's Plat 10, Lot 790
Application for Dimensional Variance

Owner: Serendipity Properties, LLC
Applicant: Jeffrey Wilson
Location: 33 Webb Street
Neighborhood: Garden City
Zoning: M-2 – (General Industry)
FLUM Designation: Industrial

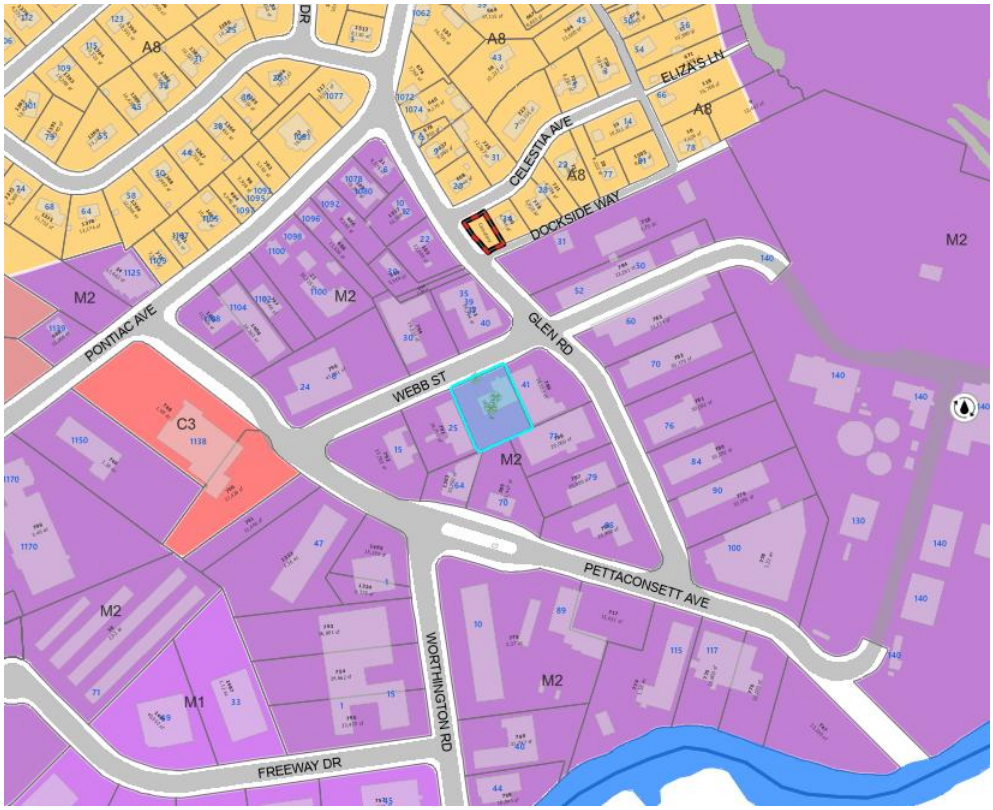
Subject Property:
The subject property is located at 33 Webb Street, identified as Plat 10, Lot 790 and has a land area of 0.4304 ± acres, (18,750 sf).

Request:
The applicant has applied to the Board for to operate a cannabis retail establishment within the required 400ft of a residential zone with less than the required off-street parking spaces. Applicant seeks relief by 17.92.010 - Variance; Section 17.24.050 Retail sales of cannabis; Section 17.64.010 Off-street parking.

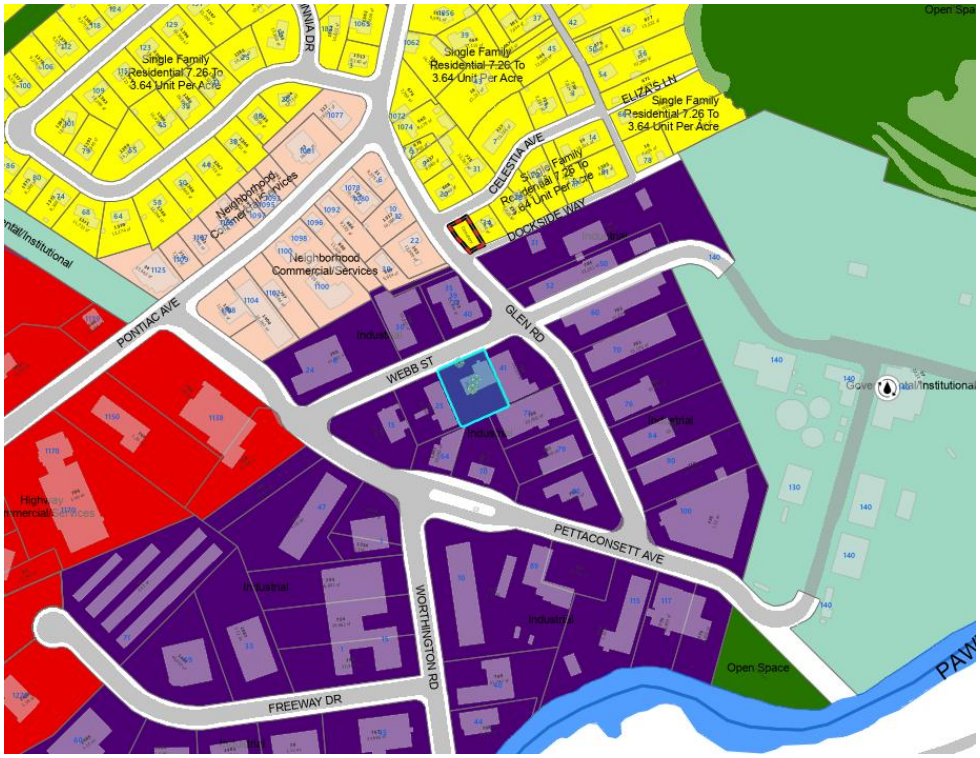
LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



STREET VIEW

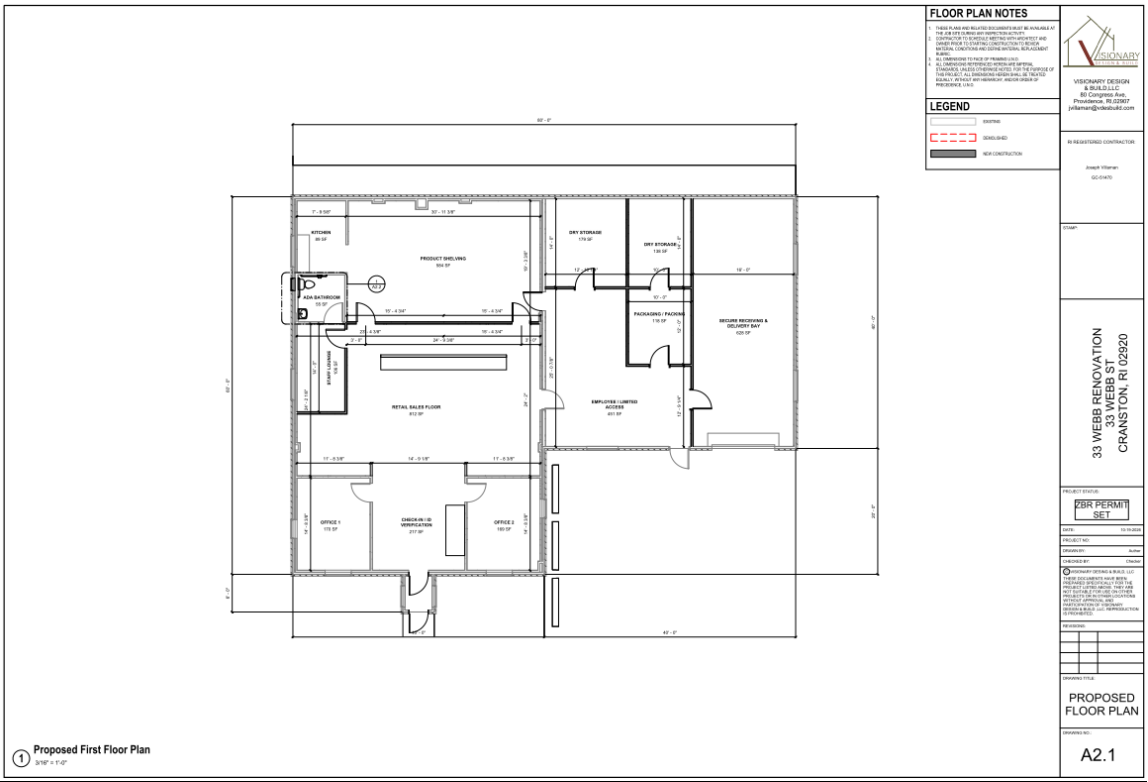


(GOOGLE IMAGERY JULY 2025)

SITE PLAN



FLOOR PLAN



Findings of Fact:

The Applicant has requested specific relief in their application, namely:

- 17.24.050 – Retail sales of cannabis
- 17.64.010 – Off-Street Parking

Relief Sought:

M-2 Zone	Required	Proposed	Relief Sought
Off-Street Parking	14 Spaces	11 Spaces	3 Spaces
Cannabis Retail	Dimensional variance from the restriction of cannabis retail being located within 400 Feet of a residential zone and/or property.	250 Feet from residential property	150 Feet

Staff Analysis:

Consistency with the Surrounding Area

Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood, and the request does not impose undue nuisances and is not out of character beyond any uses on this site or within the surrounding area. The subject property and the surrounding area are primarily industrial in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- Staff believe performance standards and setbacks from incompatible uses can be used to prevent or mitigate potentially detrimental impacts of the land use. However, it is difficult to determine exactly what linear distance would be appropriate for buffering all, potential nuisances generated by Cannabis Retailers.
    - Staff finds the restrictions outlined in our ordinance and state law to be sufficient in regulating potential nuisances imparted by Cannabis Retailers. The ordinance restricts cultivation and manufacturing, in part due to the odors associated with these uses. Retail operations will have less (if any) odors than cultivators and the ordinance requires odor control systems with performance standards for noise, dust, vibration, glare, restrictions to visibility, outdoor displays and sales, and security and inspections.
        - The subject lots are in the middle of an industrial zone. Other industrial uses that are allowed by-right in the surrounding area can create similar or more intrusive nuisances.
        - The 250-foot buffer between the subject lots and the nearest residential zone is large enough to avoid land use conflicts and potential nuisances.
        - Staff found that the surrounding industrial zone is already composed of a mix of compatible commercial and industrial uses.
- The applicant is proposing to expand the existing parking lot to increase the total number of spaces from 5 to 11. This change comes close to satisfying the parking requirement, despite the constraints presented by the small lot and awkward location of the existing building.
    - A cannabis retail use does not involve any type of on-site consumption. As a result, parking has high turnover, leading to less parked cars at any one given time.

Consistency with the Comprehensive Plan and FLUM

- The Future Land Use Map (FLUM) designates the subject property as "*Industrial*"
    - Per §17.24.050 of the Zoning Ordinance, the M-2 zoning district is an appropriate zoning classification for Cannabis Retail Use.
    - Staff finds that the Application is consistent with the Future Land Use Map designation.

- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to commercial development support the approval of this Application:
    - Goal ED-2: Attract capital into the Cranston area and expand the City's economic base.
    - Policy ED-3: Encourage the creation and growth of startup and early-stage business.
    - Policy ED-16: Continue providing hands-on assistance to businesses with financing, permitting, and other needs.

Summary
Staff conclude that the proposal is compatible with the general character of the neighborhood, does not provide disruption or nuisance, and supports the goals and policies of the Comprehensive Plan.

Recommendation:

ZBR-26-65 (33 Webb Street):
In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommend that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,

James S. Ray

Jamie Ray
Administrative Officer | Planner Technician