

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: May 5, 2026
RE: 0 Fletcher Avenue – Assessor's Plat 12./2, Lot 2847
Application for Use & Dimensional Relief

Owner / Applicant: Gary Fletch, LLC
Location: 0 Fletcher Avenue
Neighborhood: Thornton
Zoning: B-1 – Single and Two-family Residential (6,000 SF and 8,000 SF)
FLUM Designation: Single/Two Family Residential Less Than 10.89 Units Per Acre

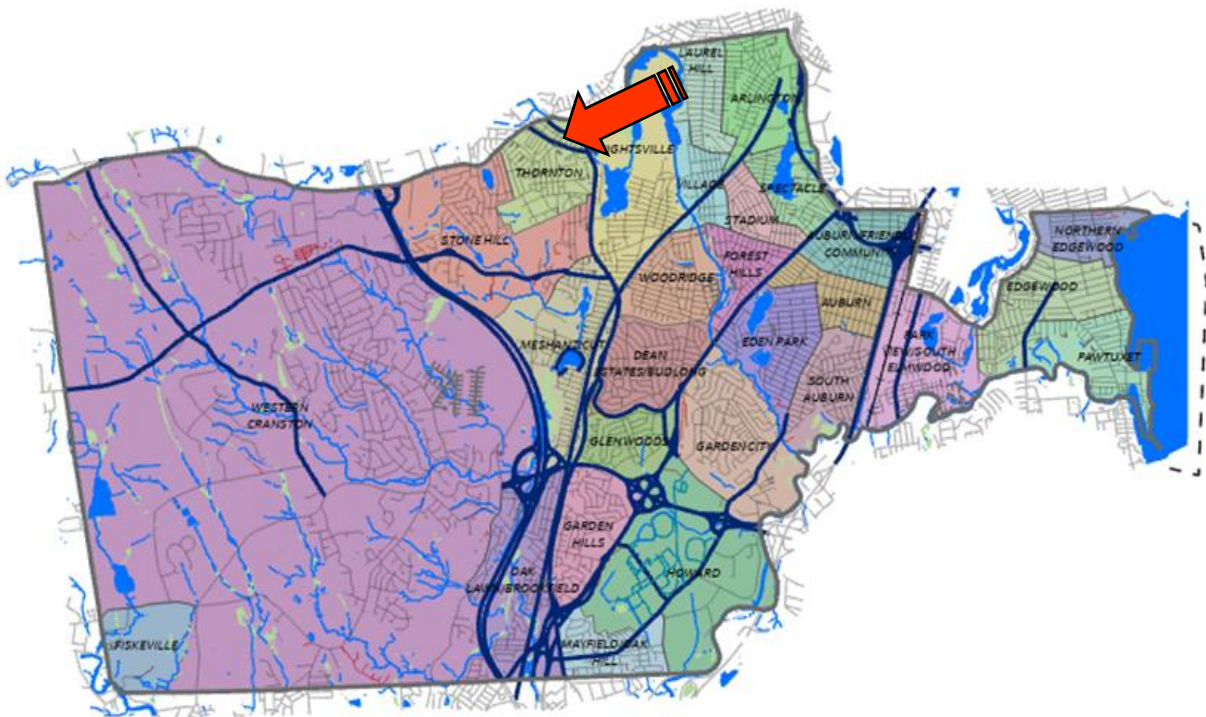
Subject Property:

The subject property is located at 0 Fletcher Avenue, identified as Plat 12/2, Lot 2847, and has a land area of 0.2523 ± acres, (10,991 sf).

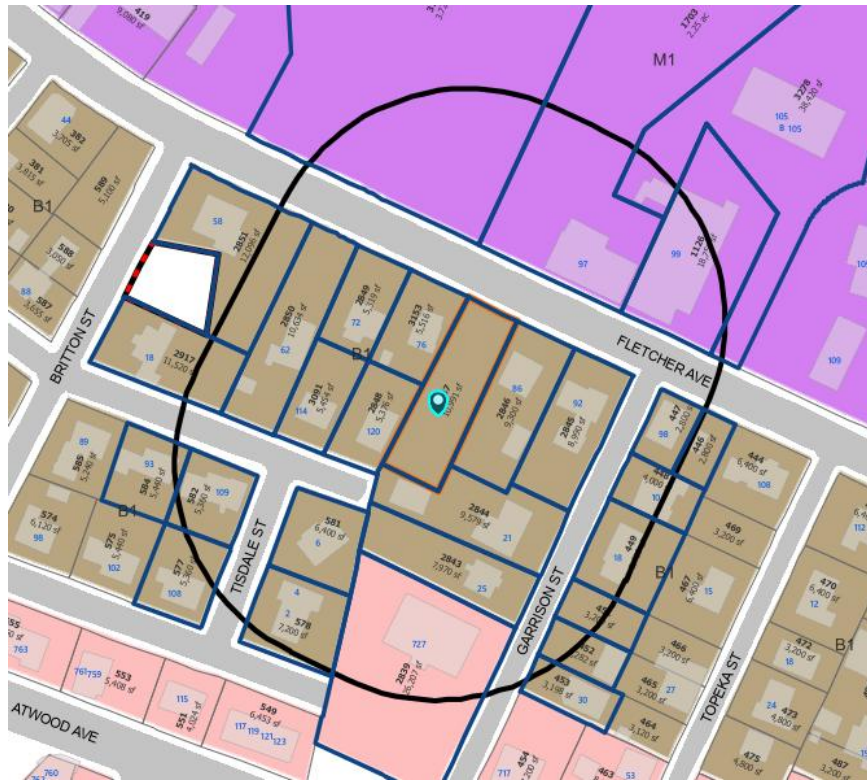
Request:

Applicant has applied to the Board for permission to utilize a vacant residential lot with restricted frontage for motor vehicle storage. Applicants seek relief per Sections 17.92.010- Variance; 17.20.120 Schedule of Intensity; 17.20.030 Schedule of Uses Regulations.

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW



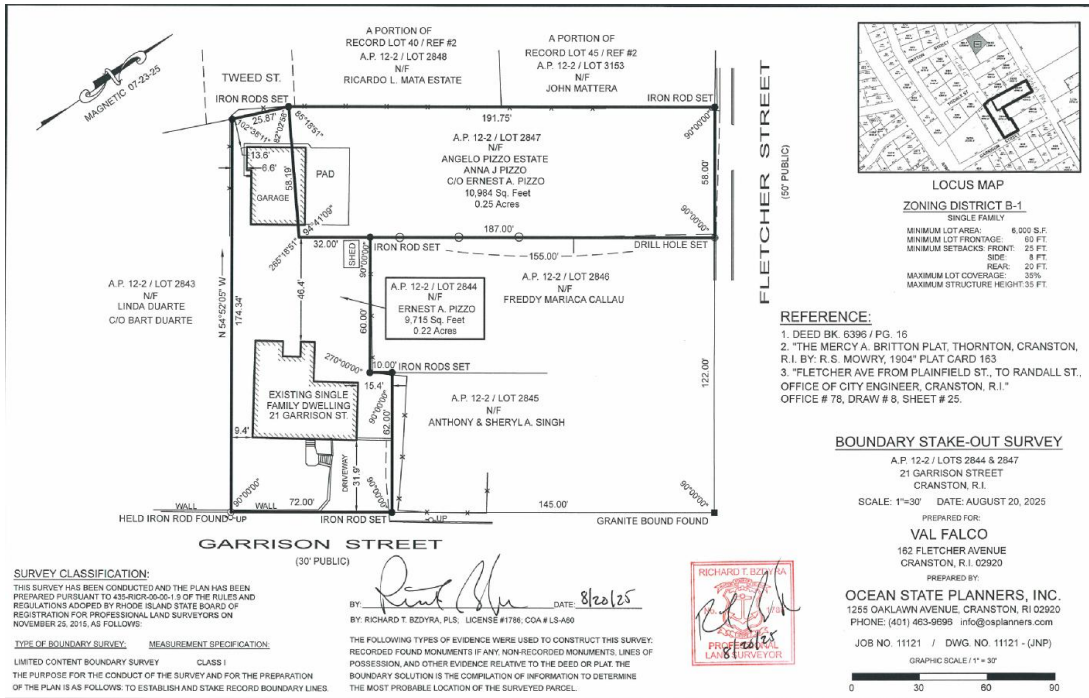
SPECIAL FLOOD HAZARD AREA (SFHA) BOUNDARIES



STREET VIEW



SITE PLAN



Findings of Fact:

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

- 17.20.120 - Schedule of Intensity Regulations
- 17.20.030 - Schedule of Uses Regulations.

Relief Sought:

B-1 Zone	Required	Proposed (Existing Condition)	Relief Sought
Minimum Front Setback	60 Feet	58 Feet	2 Feet
Use Variance	Motor vehicle storage is not permitted in any zoning district.	Vacant Parcel	Allowing a Commercial/Industrial use in a residential district.

Staff Analysis:

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 residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- The applicant owns a nearby business named “Fletcher Auto Body”. The proposed use of “motor vehicle storage” is likely connected to the operation of this business.
- The subject lot is currently being used to store vehicles as a driveway, which is a less intensive use of what is proposed.
- The “motor vehicle storage” use is not allowed in any zone. However, it used to be allowed by special use permit in industrial zones.
 - The subject property is directly across from an M-1 (restricted industry) zone. There are also commercially zoned properties in close proximity. In addition, this neighborhood is small and is surrounded by non-residential zones. For these reasons, a use variance is appropriate in this location.
- A portion of the subject lot is within the Special Flood Hazard Area (SFHA) and will be subject to the requirements in Cranston Code Chapter 17.16. However, most of the lot is above the base flood elevation. The location of vehicle storage on this side of the street above the flood zone is preferable to locations across the street as nearly the entire adjacent industrial zone is within the SFHA.
- The subject lot is now paved with gravel. Vehicular traffic compacts gravel, which prevents water from infiltrating the soil, resulting in high stormwater runoff.
 - According to RI Stormwater Management, Design, and Installation Rules (250-RICR-150-10-8) section 8.5.A(69) "Impervious cover" or "I" means those surfaces that cannot effectively infiltrate rainfall consisting of surfaces such as building rooftops, pavement, sidewalks, driveways, compacted gravel."
- A stormwater management plan must be developed to manage stormwater impacts. The plan must show that no fill has been placed in the Special Flood Hazard Area or repair any unpermitted alterations.
- The landscape design of the lot as recently modified for vehicle storage does not meet city requirements.

Consistency with the Comprehensive Plan

- Staff finds that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to commercial (re)development support the approval of this Application:
 - Goal ED-1: Maintain and increase the quality of job opportunities – in terms of wages, skill requirements, and working conditions – available to Cranston residents.
 - Policy ED-16: Continue providing hands-on assistance to businesses with financing, permitting, and other needs.
 - Policy LU-7: Implement policies that protect residential neighborhoods from commercial encroachment through regulation, appropriate buffers, development design standards, traffic planning, and site plan review.
 - Policy NR-14: Promote environmentally sound wastewater management systems.

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:

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.

Recommended Condition of Approval

Approval of the variance(s) shall be subject to the following conditions:

1. The Applicant shall submit a stormwater management plan with an associated Operations and Maintenance Plan which shall manage the stormwater generated from the additional impervious surfaces on the subject property, to the maximum extent practicable.
2. The Applicant shall submit a landscaping plan that complies with 17.84.140 Development and landscape design standards and with the SFHA requirements and respects the character of the neighboring residential properties.

Respectfully Submitted,

James S. Ray

Jamie Ray
Administrative Officer | Planner Technician