

CITY PLANNING DEPARTMENT



Memorandum

To: City Plan Commission
From: Jamie Ray | Planner Technician
Date: June 2, 2026
RE: 41 Western Industrial Drive – Assessor's Plat 36, Lot 1577
Application for Change of Use and Parking Relief

Owner / Applicant: Dream Big, INC (APP) B&E Realty, LLC (OWN)
Location: 41 Western Industrial Drive
Neighborhood: Western Cranston
Zoning: M-2 (General Industry)
FLUM Designation: Industrial

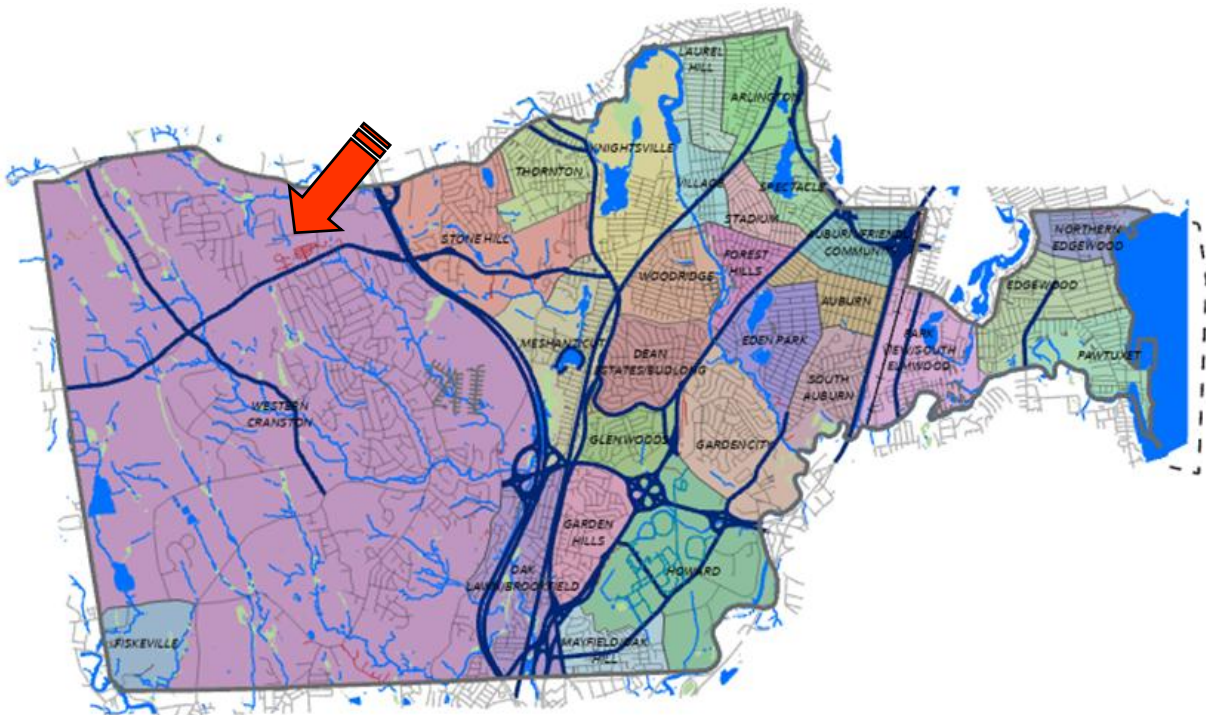
Subject Property:

The subject property is located at 41 Western Industrial Drive, identified as Plat 36, Lots 9 & 95 and has a combined land area of 2.7565 ± acres, (120,075 sf).

Request:

The applicant has applied to the Board for permission to operate a gymnastics and dance studio in an existing building. Applicant seeks relief by 17.92.010 - Variance; Section 17.20.030 Schedule of Uses; Section 17.64.010 Off-Street Parking Requirements.

LOCATION MAP



ZONING MAP



FUTURE LAND USE MAP



AERIAL VIEW

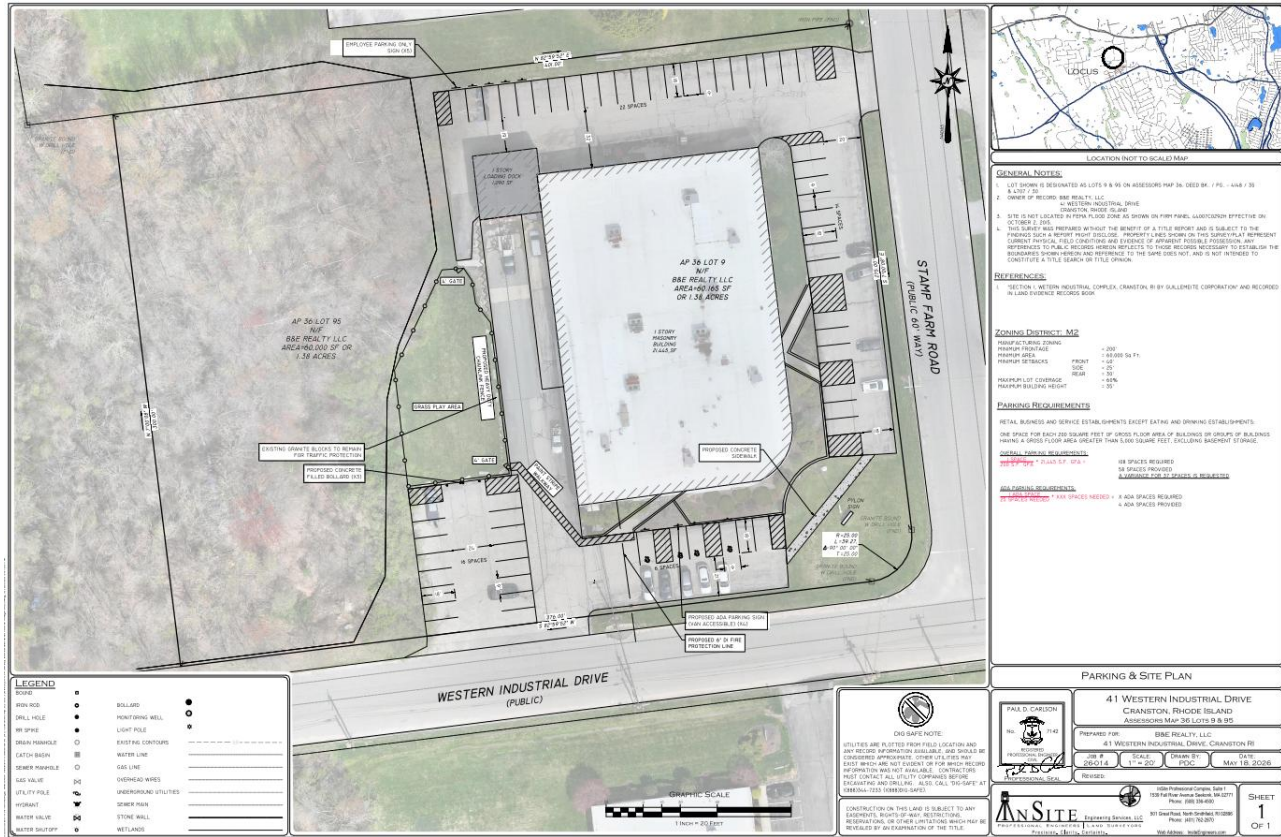


STREET VIEW



(Google Maps May 2025)

SITE PLAN



Findings of Fact:

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

- 17.20.030 Schedule of Uses
 - The use of “gymnastics studio” is not a defined use in the Zoning Ordinance and none of the uses under which a gymnastics studio could be categorized are permitted by right or by special use permit within the M-2 zoning district.
- 17.64.010 Off-Street Parking Requirements

Relief Sought:

M-2 Zone	Required	Proposed	Relief Sought
Off-Street Parking	108 Spaces required for a Retail Business and Service Establishment (one space for each 200 sqft of gross floor area)	58 Spaces	37 Spaces

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. Additionally, the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.

- The applicant is currently operating their business out of 41 Comstock Parkway, a nearby location to 41 Western Industrial Drive. Their relocation within the same zone and neighborhood indicates compatibility with the general character of the surrounding area.
 - This applicant was granted a change of use by the ZBR in 2009 to operate their business in the current location.
- The off-street parking requirements do not have an appropriate category for the proposed use. The Retail Business category is generally intended for smaller buildings.
 - The parking plan that has been provided has been modified and improved at the direction of the Traffic Safety Manager.

Consistency with the Comprehensive Plan

- The Future Land Use Map (FLUM) designates the subject property as “*Industrial.*”
 - Staff finds that the Application is consistent with the Future Land Use Map designation.
 - Former industrial sites are ideal for the proposed use due to the amount of space required to host summer camps and gymnastics facilities.
- 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-8: Maintain and enhance the growth of a diverse array of small, growth-oriented, value-adding business concerns.
 - Action ED-12: Continue providing hands-on assistance to growing 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.

Recommendations:

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