

City Planning Department



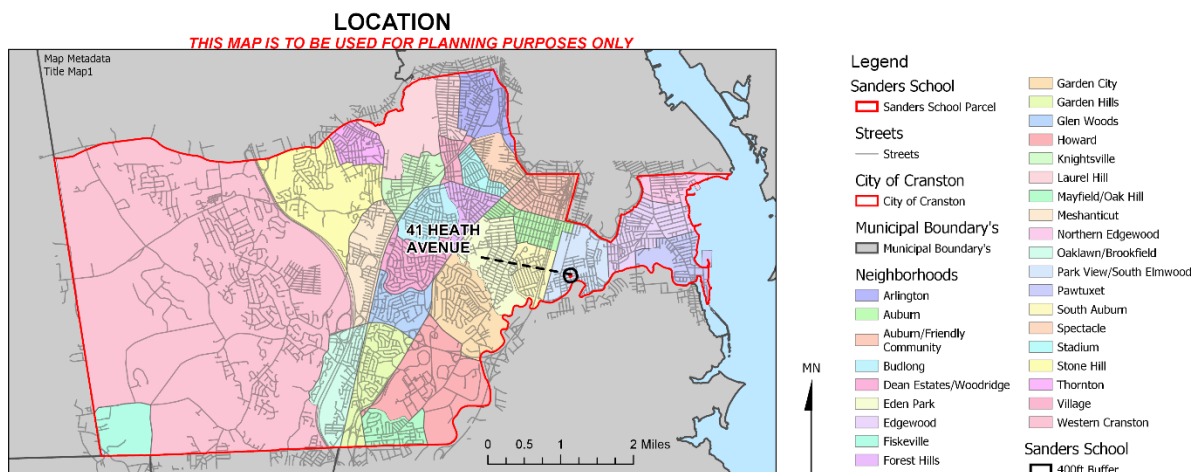
Memo

To: Cranston City Plan Commission
From: Gregory Guertin, Senior Planner
Date: January 9th, 2023
Re: Dimensional Variance Application at 41 Heath Ave

Owner: City of Cranston
Applicant: City of Cranston
Location: 41 Heath Ave, Cranston RI 02910
Zone: A6 (Single-Family Dwellings)
FLU: Residential Less than 10.89 Units Per Acre

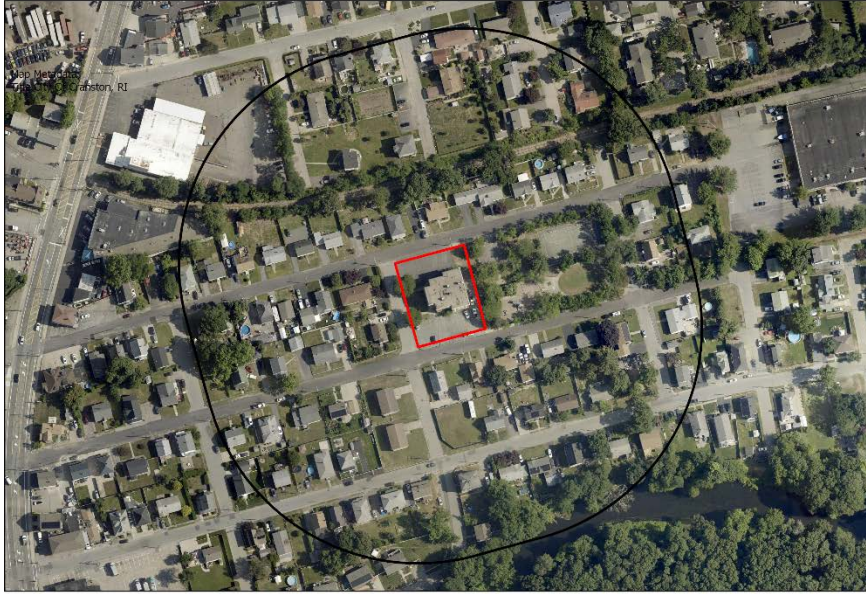
DIMENSIONAL VARIANCE REQUEST:

To allow the creation of 4 undersized lots that falls short of the minimum required lot area within an A-6 zone [17.20 – Permitted Uses].



AERIAL VIEW

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



0 105 210 420 Feet

Legend

Sanders School

▬ Sanders School Parcel

○ 400ft Buffer



MN

0 30 60 120 Feet

ZONING

THIS MAP IS TO BE USED FOR PLANNING PURPOSES ONLY



Map Metadata
Title TaxMaps12312005_Using 923mxd
Tags M2
Summary Zoning
Description Zoning
Credits City of Cranston

Legend

Zoning

■ A6

■ C5

■ M2

AP2_Lot672

▬ AP 2, LOT 672

○ 400ft Buffer

Sanders School

▬ 400ft Buffer

▬ Sanders School Parcel

MN

0 80 160 320 US Feet

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3-D AERIAL VIEW



STREET VIEW



FINDINGS OF FACT:

- This proposed subdivision will create four (4) non-conforming lots from one parcel designated as Assessor's Plat 4, Lot 300. Lot 300 is located at the former "Sanders School," 41 Heath Avenue and is owned by the City of Cranston. The applicant is the City of Cranston. The parcel contains 22,560 +/- square feet (.52 +/- acres). The parcels are zoned A-6 residential for single-family dwellings. The property is home to the Sanders School building, which has remained vacant for several years and is in extremely poor condition.
- The proposed use of single-family dwellings is allowed by-right in an A-6 zone, the change of use from a public-school building to single-family residential brings the subject property into greater conformity with the Cranston Zoning Code.
- The surrounding neighborhood is predominately A-6, with some C-5, and M-2 zones in the peripheral area. Most of the homes within a 400 ft radius are single-family (68), 4 (four) are multi-family and 8 (eight) are two family.
- Single-family residential homes are common in this neighborhood, therefore the outcome of this subdivision is compatible with the general character of the neighborhood.
- The proposed subdivision will yield 4 undersized lots, each with a total area of 5,640 sq ft, whereas the required area for lots in an A-6 zone are 6000 sq ft. Therefore the application does require dimensional relief. Based on the following analysis staff finds that the proposed undersized lots are compatible with the general character of the neighborhood:
 - The average lot area for all 68 single family lots within a 400 ft radius is 5478 sq ft
 - 48 of the single family lots within a 400 ft radius are under the required 6000 ft minimum lot area
 - 3 of the single family lots within a 400 ft radius meet the required 6000 ft minimum lot area
 - 17 of the single family lots within a 400 ft radius are over the required 6000 ft minimum lot area
- The Future Land Use Map (FLUM) designates the subject parcel as "Single Family Residential Less Than 10.89 unit per acre."
 - The proposed resulting density of approximately 7.89 units per acre is less dense than and thereby consistent with the FLUM's designation of the subject parcel
- The applicant itemized specific relief requests in their application form, namely the following elements:
 - Permitted Uses – Schedule of Intensity (17.20.120)

RECOMMENDATION:

Due to the findings that the applicant's proposal is generally consistent with the Cranston Comprehensive Plan, and is compatible with the surrounding neighborhood, staff recommends the Plan Commission forward a **positive recommendation** on the application to the Zoning Board of Review.

CONDITIONS OF APPROVAL:

1. The project shall receive subsequent approval from the Zoning Board of Review for the dimensional variance request.