

REVISED NARRATIVE OVERVIEW

To Accompany Application for Zone Change
For Plat 7, Lots 3141 & 3744
To M-2 With Conditions
Located at 35 Carlsbad Street (Plat 7, Lot 3141) and 0 Carlsbad St. (Plat 7, Lot 3744)
Cranston, Rhode Island

Applicant:
Taco, Inc.
1160 Cranston St.
Cranston, RI 02920

SECTION 1 – INTRODUCTION

Taco Products, Inc., d/b/a Taco Comfort Solutions (“Taco”) is a 100-year-old, third generation family-owned company based in Cranston. Taco engineers and manufactures high efficiency indoor heating, cooling, and plumbing comfort systems. Taco’s main facility is located at 1160 Cranston Street. Taco is proposing to construct a new building of approximately 97,860 sf on a currently vacant parcel of land at 35 Carlsbad Street, also known as Plat 7, Lot 3141, and 0 Carlsbad Street, also known as Plat 7, Lot 3744 (referred to collectively as the “Property”). The new facility will be used for light manufacturing and warehousing. Taco now seeks a modification to the current zoning of the Property. Lot 3744 is currently zoned M-2 and Lot 3141 is currently zoned M-2 and C-4. The Applicant seeks a zone change to M-2 with conditions.

SECTION 2 – NARRATIVE OVERVIEW

A. LAND USE ALLOCATION

LAND USE CHART

The following uses shall be allowed at the Property. Any use not listed below shall be deemed not allowed.

INDUSTRIAL	
Manufacture light	Y
Warehousing, commercial	Y

B. STATEMENT OF NECESSARY SERVICES

The site is currently served by public sewer and water. All other utilities serve this site.

C. TRAFFIC

A traffic analysis will be provided during the development plan review process.

SECTION 3 – DEVELOPMENT STANDARDS

A. Parking & Loading

Parking and loading requirements shall be as set forth in the Ordinance, provided that the following requirements shall not apply to the Property: 17.84.150.A.7 (curb or Cape Code berm required around parking perimeter); and 17.84.150.A.3 (requirement for parking aisles and cross drive aisles).

B. Section 17.20.120 – Schedule of Intensity Regulations

The following schedule of intensity regulations shall apply to the subject property:

District	Minimum Lot Area (sq. ft.)	Minimum Lot Width and Frontage (ft.)	Minimum Yards (ft) Front	Minimum Yards (ft.) Rear	Minimum Yards (ft.) Side	Maximum Lot Coverage	Maximum Building Height
M-2	60,000	200	0	0	0	60%	65 ft

C. Development and Landscaping Design Standards

Development and landscaping design standards shall be as set forth in the Ordinance, provided that the following requirements shall not apply to the Property: 17.84.140.C.7 (requirement for landscaping within parking areas); 17.84.140.C.6 (requirement for buffer strip at rear lot line and minimum buffer width); 17.84.140.C.4 (requirement of 1 tree for every 35 feet); and 17.84.140.C.1b (requirement for minimum percentage of lot to be landscaped). Landscaping shall be approved by the Development Plan Review Committee (DPRC). Existing or proposed landscaping on City-owned rights of way shall be credited to the Property for purposes of development review.

SECTION 4 – TIME LIMIT ON DEVELOPMENT PLAN APPROVAL

Notwithstanding the provisions of Sec. 17.84.090, development plan approval shall lapse after one year if construction has not begun. The one year period shall start on the date an approval is filed with the city clerk and shall not include such time required to pursue or await an appeal. Upon written request, the DPRC may extend an approval for good cause shown.