

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP | Senior Planner
Date: January 29, 2025
RE: 1040 Cranston Street – Assessors Plat 7, Lots 754, 755, 756
Application for Use Variance

Owner/Applicant: Dr. Joyce Martin
Location: 1040 Cranston Street
Zoning: C-5 – Heavy Business, Industry
B-1 – Single-family and Two-Family Dwellings
FLUM Designation: Highway Commercial/Services

Subject Property:

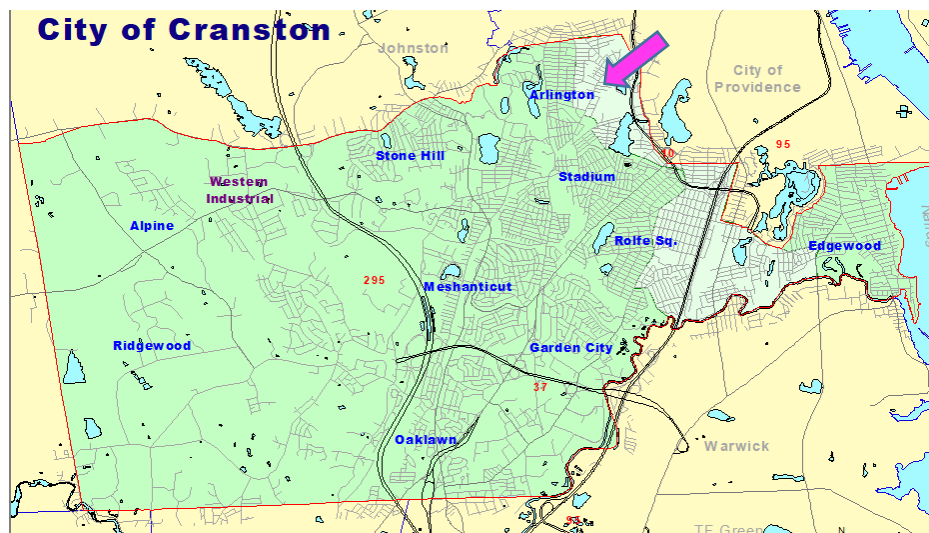
The subject property is located at 1040 Cranston Street, identified as Plat 7, Lots 754, 755, and 756, and has a land area of 0.3272± acres, (14,254± sq. ft.) with frontage on Cranston Street and Sumner Street.

Lot 756 is split zoned with the east side zoned C-5 and the west side zoned B-1.

Request:

To allow relief from the table of uses to approve the conversion of a commercial building into a rooming/boarding house (17.20.030 – Schedule of Uses and 17.92.010 – Variances).

LOCATION MAP



AERIAL PHOTO



ZONING MAP



FUTURE LAND USE MAP



Findings of Fact:

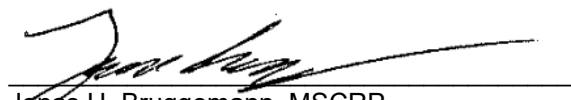
- The Applicant has requested specific relief in their Application, namely:
 - 17.20.030 – Schedule of Uses
 - “Rooming, boarding house” is not a permitted use in the C-5 or B-1 districts. It is allowed in B-2, C-1, and C-2.
- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood and the request does not impose undue nuisances and is not out of character beyond any other uses on this site or within the surrounding area.
 - The property and the surrounding area are commercial and residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
 - The location is ideal for a boarding house as it is closely located to public services (Cranston Senior Center and Public Library), grocery stores, workplaces, and public transit.
 - The area features many high-density residential uses including three multifamily public housing developments and many smaller multifamily buildings.
 - The east side of Cranston Street is primarily single and multifamily residences.
- The Future Land Use Map (FLUM) designates the subject property as “*Highway Commercial/Services.*”
 - The Comprehensive Plan is silent on the specific use of rooming and board houses.
 - The three zoning districts that fall under “Highway Commercial/Services” (C-3, C-4, and C-5) do not permit residential uses, yet the majority of the eastern strip of Cranston Street is a combination of single and multi-family residences.
 - The proposed use is inconsistent with the Comprehensive Plan.

- While the proposed use is inconsistent with the Comprehensive Plan, it addresses the inconsistency in the following ways:
 - The Comprehensive Plan describes the C-5 zone as “a transitional point between heavy commercial and industrial uses”. The existing land use in this area designated as C-5 does not meet this criterion as it is primarily residential. The eastern side of Cranston Street between Arlington Avenue and Oneida Street only features 3 commercial buildings, all of which are vacant and only one building which could be used for a C-5 appropriate use.
 - There is a significant concentration of public housing and nearby services that work in favor of the proposed use.
 - Therefore, while the proposed use is not directly in line with the FLUM designation and the Zoning district, it is in character with the existing uses in the area.
- Staff find that the following goals, policies, and action items outlined in the Comprehensive Plan support the approval of this Application:
 - Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
 - Goal H-4: Promote housing opportunity for a wide range of household types and income levels.

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 recommends 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,



Jonas U. Bruggemann, MSCRP
Senior Planner/Administrative Officer

Cc: City Planning Director
File