

## CITY PLANNING DEPARTMENT



# Memorandum – Ordinance Recommendation **-REVISED 2.4.25**

**To:** City Plan Commission

**From:** Beth Ashman, MCP, AICP, Acting Planning Director

**Date:** January 29, 2025

**RE:** 135 Atwood Ave – Assessors Plat 12, Lots 176 and 177

**Proposed Amendment –Comprehensive Plan FLUM and Zoning Ordinance**

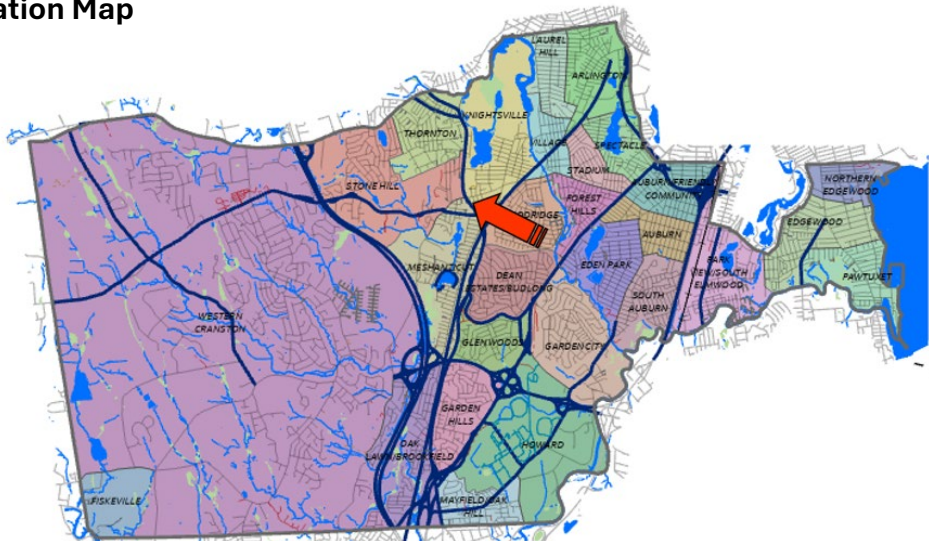
### Proposals:

The applicant Michele Lombardi has submitted a pair of amendments that work together to change the Future Land Use Map and the Zoning to be consistent with this location on Atwood Avenue and allow for the operation of a beauty salon and personal service businesses. There is no new development proposed.

The Proposal amends §17.08.020(A) (the Zoning Map) of the Zoning Ordinance by changing the zoning designation of the property located at 135 Atwood Avenue, Assessors Plat 12, Lots 176 and 177, from B-1 (Single- and two-family dwellings) to C-2 (Neighborhood Business).

The Proposal amends the Future Land Use Map (FLUM) of the Comprehensive Plan by changing the designation of the property located at 135 Atwood Avenue, Assessors Plat 12, Lots 176 and 177, from Single/Two-Family Residential Less than 10.89 units per acre to Highway Commercial/Services.

### Location Map



## Aerial Photo (March 2024)



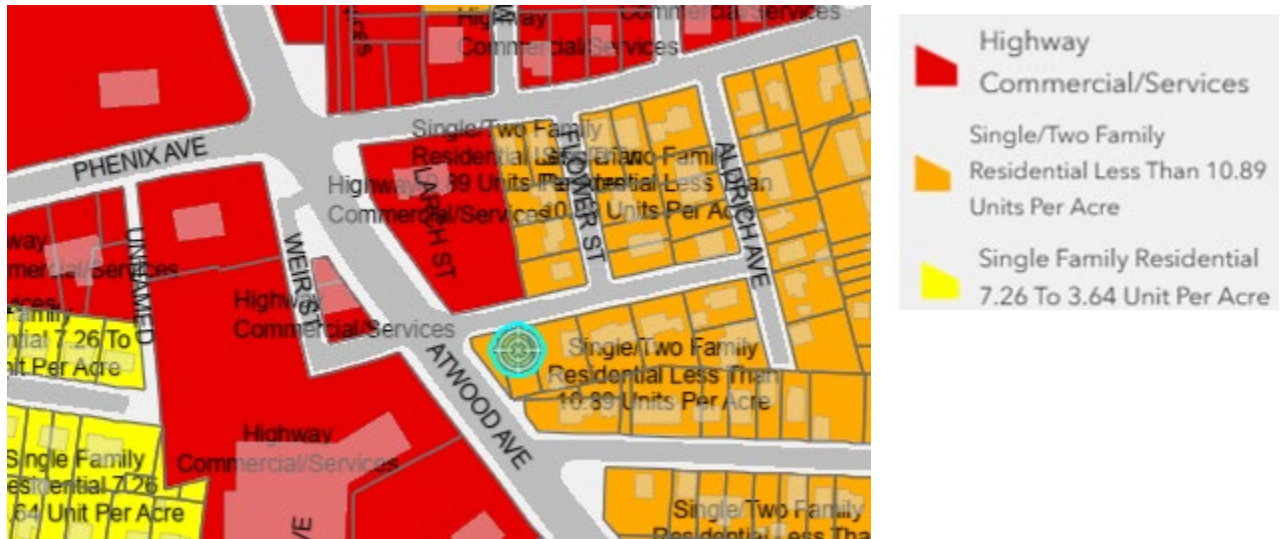
## Zoning Map



Subject Parcel Zoning: B-1

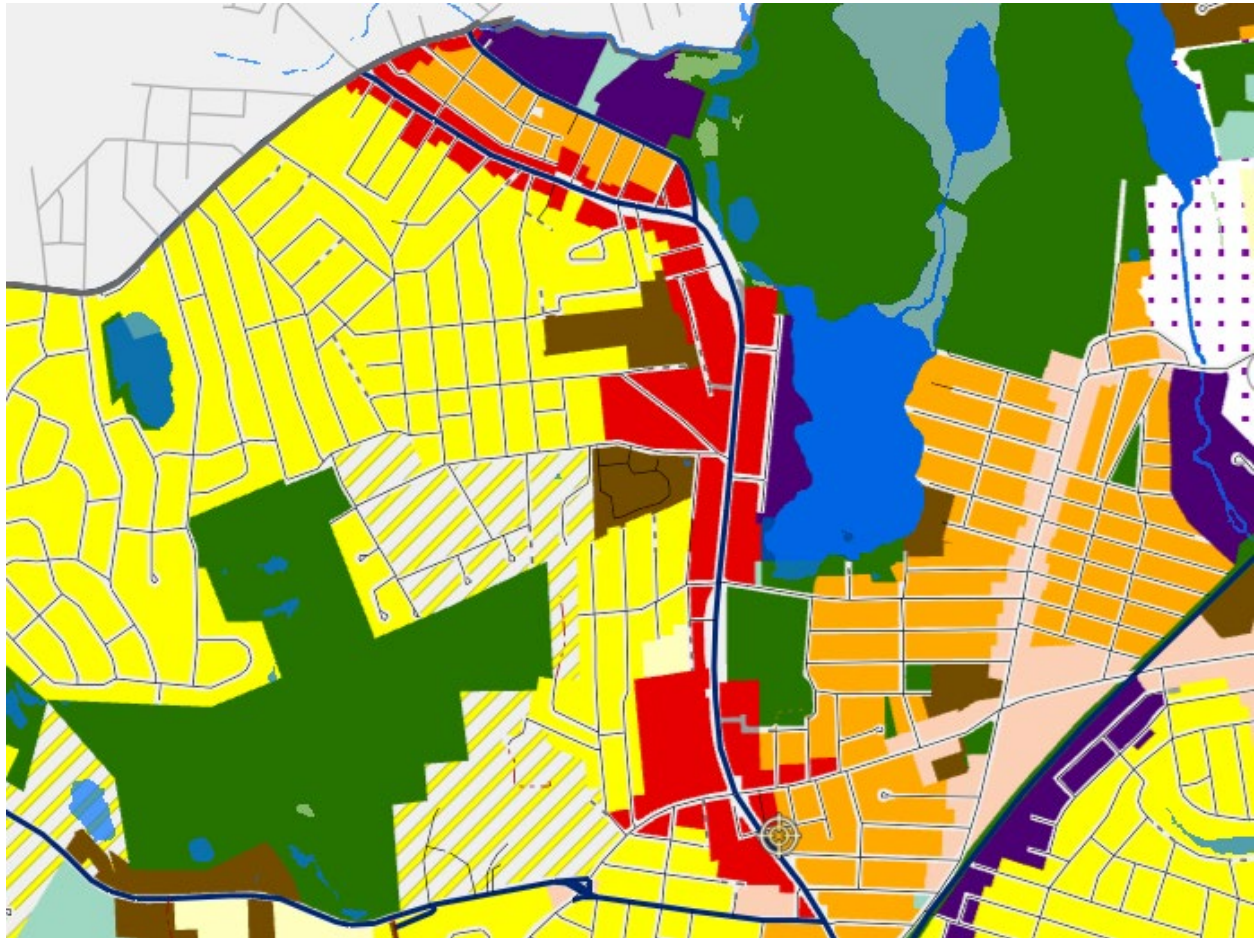


### Future Land Use Map (FLUM) (detail)



FLUM Designation: Single/Two Family Residential Less than 10.89 units per acre

### Future Land Use Map (FLUM) (zoomed out)



## Planning Analysis:

The subject property is located in Knightsville at 135 Atwood Avenue, identified as Plat 12, Lots 176 and 177. It has frontage on Atwood Avenue and Webber Avenue. The immediate area on Atwood Avenue has Chace Bank to the north (Zoned C-3), Ocean State Job Lot and the UPS Store across Atwood Avenue (C-2) and residential uses to the south and east (B-1). There are two beauty salons within 400'.

The owner operates a beauty salon and seeks to lease space to relevant professionals licensed by the Department of Health. The Rhode Island Department of Health is requiring the applicant to show that City zoning allows these uses at this property to approve new professional licenses. The property has been in commercial use for over 50 years. The reason that this property is not eligible for a zoning certificate from the City of Cranston as a pre-existing non-conforming use is because it was previously the Medical Office of Dr. Leonard Mannarelli, and its conversion for a beauty salon / personal service is a change in use.

After consultation with the applicant, review of the Comprehensive Plan and analysis of uses in the vicinity the Planning Department recommended that the applicant propose FLUM and Zoning amendments. The proposal expands the Highway Commercial/ Services designation to the south and east to add the applicant's business. **This the predominant FLUM designation for Atwood Avenue in Knightsville.**

This proposal is supported by the following Comprehensive Plan Goals:

Goal ED-1: Maintain and increase the quality of job opportunities – in terms of wages, skill requirements, and working conditions – available to Cranston residents.

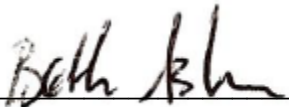
Goal ED-3: The City shall have an efficient and predictable development process throughout all departments of the City.

Policy ED-13: Encourage redevelopment opportunities at locations near Garden City Center, Rolfe Square, Knightsville, and along Interstate 295.

## Recommendation

Based on the findings that the rezone is consistent with the surrounding land uses and existing development pattern, the goals and policies of the Comprehensive Plan, and the general purposes of the zoning ordinance, staff recommends that the Plan Commission forward a **positive recommendation** on the **Applications the Future Land Use Map change and Zone Change at 135 Atwood Avenue** to the City Council.

Respectfully Submitted,



Beth Ashman, MCP, AICP  
Acting Planning Director/Administrative Officer

**Cc:** Robert D. Murray, Esq.  
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