

Memorandum – Zone Change Proposal



CITY PLANNING DEPARTMENT

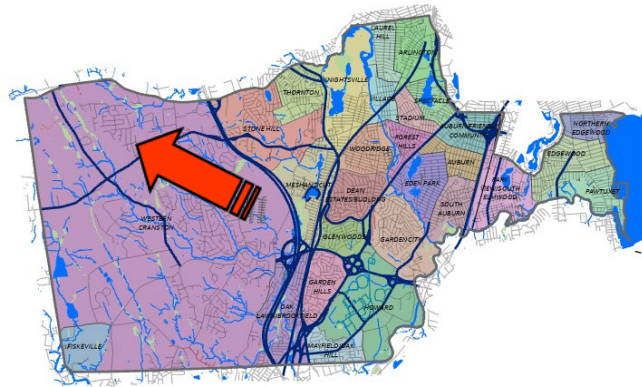
To: City Plan Commission
From: Beth Ashman, MCP, AICP – Acting Planning Director
Date: January 31, 2025
RE: Amendment of Title 17 of the Code of the City of Cranston, entitled “Zoning”
(Terminus of Caraway Drive – Zone Change)
Application for Zone Change

Owner / Applicant: Margaret M. Scaralia
Location: Terminus of Caraway Drive
Parcel: Assessors Plat 35, Lot 3.
Zoning: A-80
FLUM Designation: Single Family Residences 3.63 to 1 Unit Per Acre

I. Proposal

The owner/applicant, Margaret M. Scaralia, is requesting a zone change for the property located at the terminus of Caraway Drive, AP 35, Lot 3 from A-80 (Single Family Residential on 80,000 ft² lots) to A-20 (Single Family Residential on 20,000 ft² lots). The property is currently forested and undeveloped. The applicant seeks to develop the property for single family residences.

LOCATION MAP



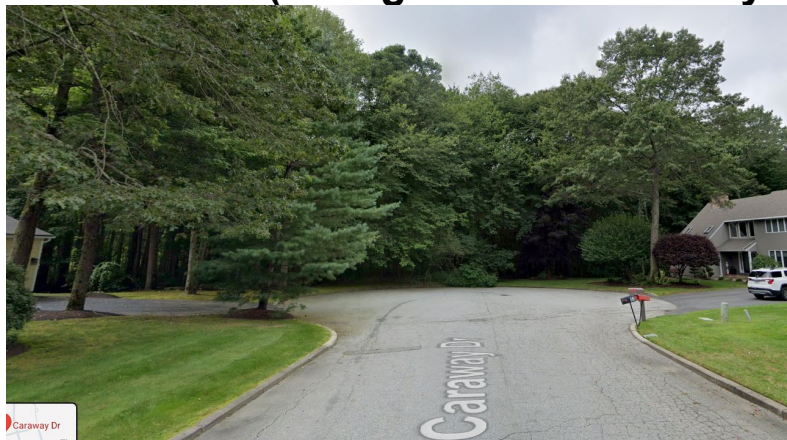
AERIAL VIEW (March 2024)



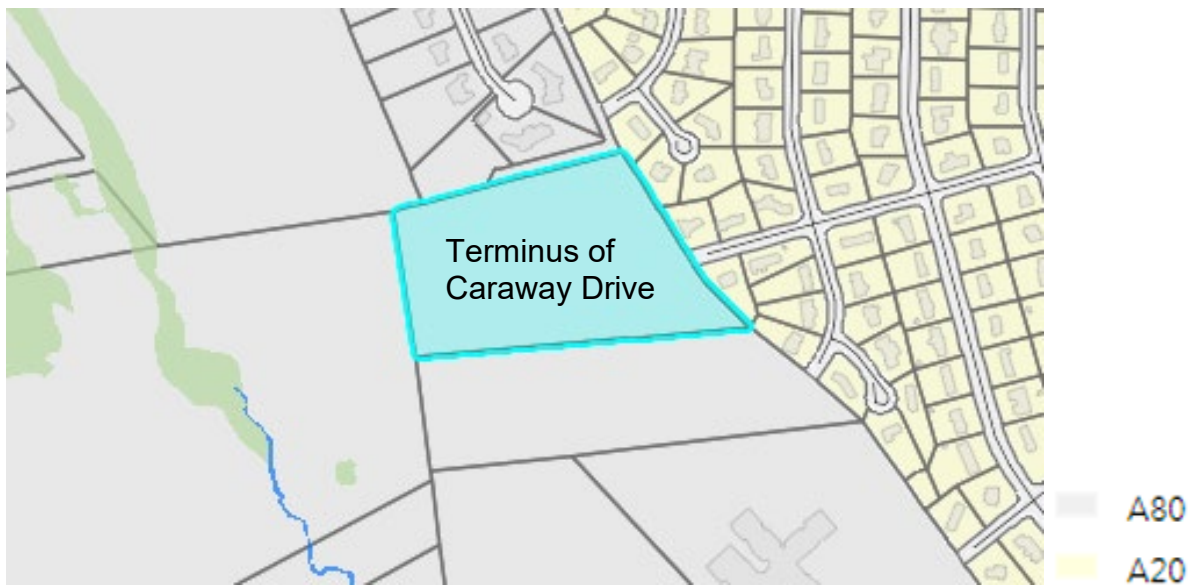
OBLIQUE AERIAL VIEW (Google Earth)



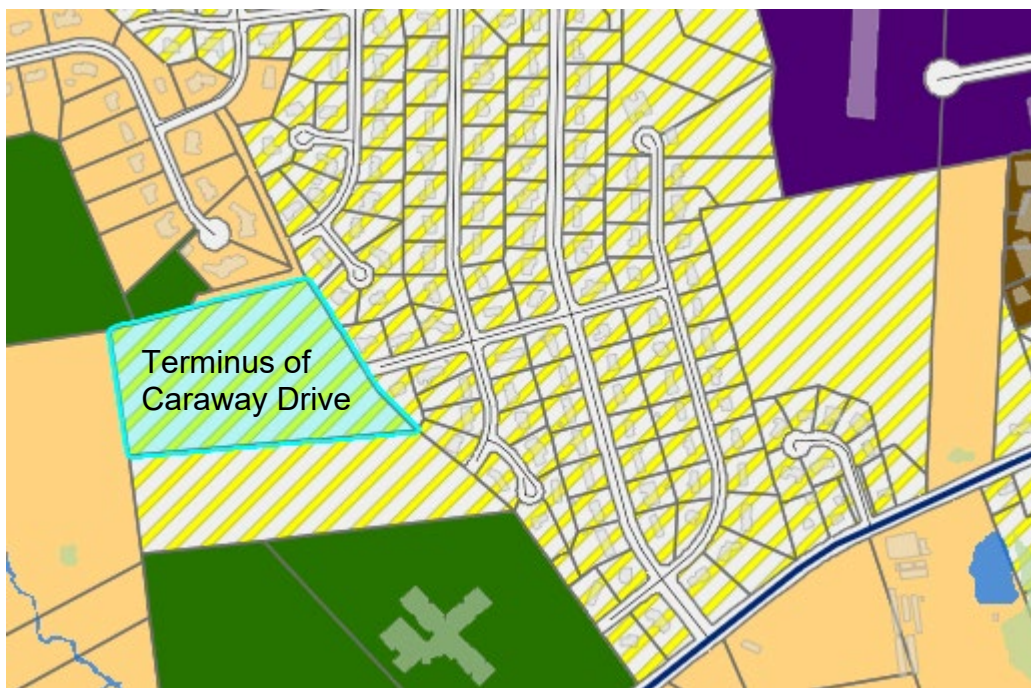
STREET VIEW (facing west on Caraway Dr)



ZONING MAP



FUTURE LAND USE MAP



II. Planning Analysis

2012 Comprehensive Plan

A complete application to rezone this property has received by the City of Cranston prior to the adoption of the 2024 Comprehensive Plan on September 30, 2024. The staff analysis and recommendation are made under the 2012 Comprehensive Plan, as it was in effect when the application was received.

Consistency with the Comprehensive Plan

- The Future Land Use Map (FLUM) designates the subject property as Single/ Two Family Residential Less than 10.89 Unit Per Acre
 - The Proposed A-20 Zone is directly consistent with the Future Land Use Map designation.
 - “Appendix A” which lists parcels that have been identified as having inconsistent zoning and future land use designations; the subject property is found on page 15 of the appendix and identified for rezoning from A-80 to A-20.
- The Comprehensive Plan outlines goals, policies, and action items pertaining to residential development which Staff find support the approval of this Application, specifically:
 - Policy LU-18: “Preserve the existing density of established neighborhoods.”
 - Housing Goal 4: Promote housing opportunity for a wide range of household types and income levels.
 - Housing Policy 4.1: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.
 - Housing Policy 5.2: Review zoning for existing residential neighborhoods to ensure the zoning matches, as closely as possible, the dimensions and unit types of what has already been built.

The rezone request is consistent with the surrounding land uses. The project site abuts fully developed A-20 single-family lots to the east (Alpine Estates). Pine Ridge Dr. to the north is developed at A-80 density. The land to the west of the property is currently undeveloped, containing areas of wetlands. The parcel to the south at the terminus of Sage Drive is similarly zoned A-80 and has been the subject of rezoning proposals and a court order.

The Comprehensive Plan recognizes that neighborhoods are still being formed in Western Cranston and recommends growth management while protecting existing neighborhoods (Land Use Element p. 21). A-20 zoning mirrors the development pattern of the Alpine Estates neighborhood. The Comprehensive Plan's Land Use Element's *Land Principle 4*, stabilizing existing residential neighborhoods by supporting existing development patterns (p. 34).

There are no cultural or historic resources identified at the subject site. The anticipated development that may result from the rezoning, if approved, would not overly burden the City's infrastructural capacity (verification of the availability of public sewer and water utilities is required for all minor and major subdivisions, not at the time of rezoning). Lastly, the anticipated development that may result from the rezoning, if approved, is not anticipated to have a significant impact on traffic to the point where staff would object to approval of the rezoning request. For these reasons, the proposal does not trigger the main concerns for housing development in Western Cranston.

III. Findings

Comprehensive Plan Consistency


The proposal is consistent with multiple aspects of the Comprehensive Plan, including the Housing Element, Land Use Element, Implementation Program, and goals and policies. Additionally, **the rezone is recommended** on page 44 of 2012 Comprehensive Plan and the

subject property is listed in Appendix A with the recommendation to be rezoned from A-80 to A-20 to be consist with the Future Land Use Map.

IV. Recommendation

Based on the findings that the rezone is consistent with the 2012 Comprehensive Plan, the surrounding land uses and existing development pattern, staff recommends that the Plan Commission forward a **positive recommendation** on the **Application for Zone Change at the Terminus of Caraway Drive** to the City Council.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read "Beth Ashman", is written over a horizontal line.

Beth Ashman, AICP
Assistant Planning Director / Administrative Officer

Cc: City Planning Director
File