

City Planning Department



Memorandum

To: Cranston City Plan Commission
From: Grace Brownell – Planner Technician
Date: November 21, 2024
Re: **Dimensional Variance @ 801 Oaklawn Ave.**

Owners/Applicant: RGD Realty LLC
Location: 801 Oaklawn Ave., AP 18, Lot 1603
Zone: C-2 (Neighborhood Business)
FLU: Highway Commercial/ Services

Subject Property:

The subject property is located at 801 Oaklawn Ave., identified as Plat 18 Lot 1603, with a combined land area of ± 0.542875 acres, (23,652 ± sq. ft.)

Request:

1. To allow the expansion of the existing footprint of the existing car wash (17.92.010-Variations)

Front Setbacks:

- Required: 30'
- Current: 13.84'
- Proposed: 5'
- Relief Requested: 20'.

Rear Setbacks:

- Required: 20'
- Current: 24.79'
- Proposed: 16'5'
- Relief Requested: 3'7'.

2. To allow for the removal of the two existing signs on site and the installation of a new sign with relief requests for (17.70.010- Signs)

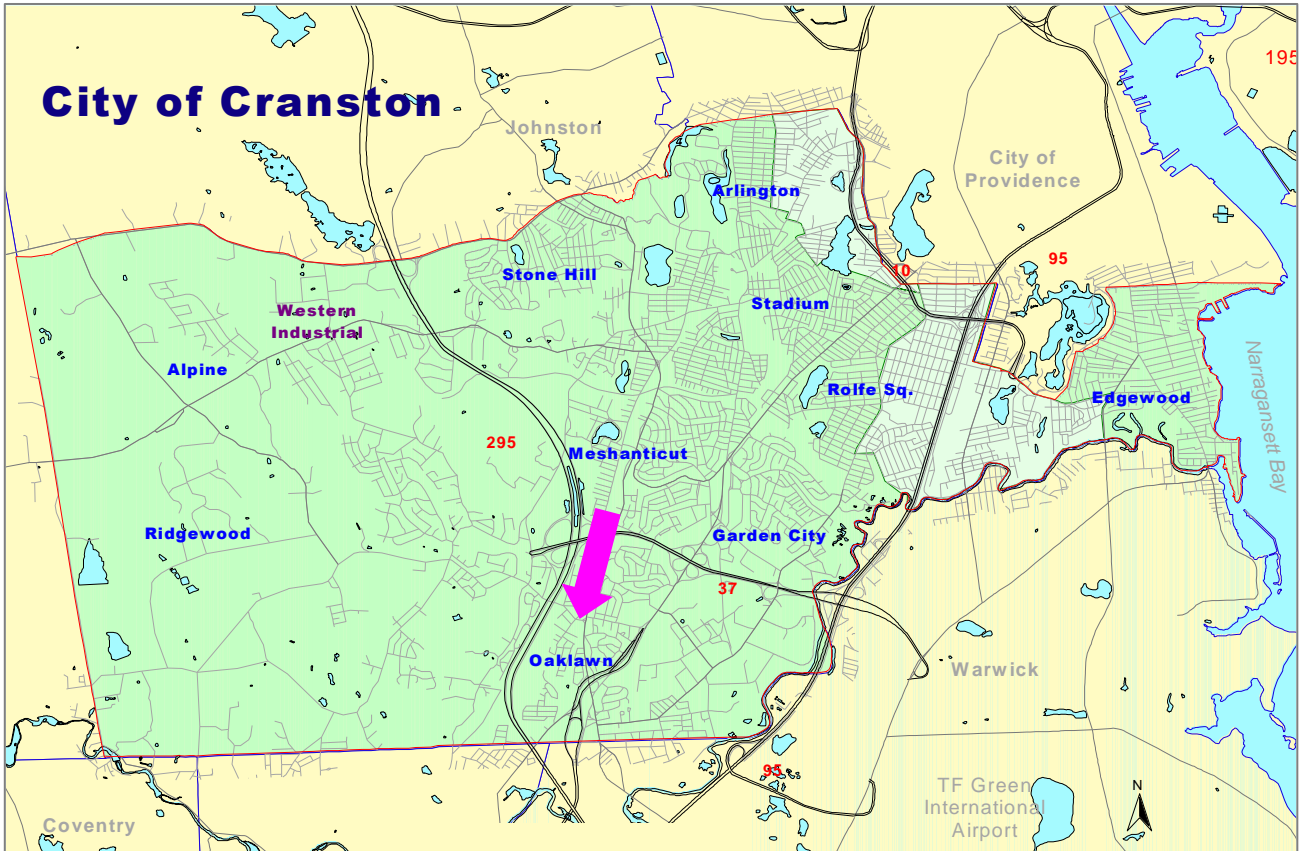
Maximum area- Monument Pylon Sign

- Required: 100 sf. or 20% of the street-facing façade wall area.
- Proposed: 158 sf.
- Relief Requested: 58 sf.

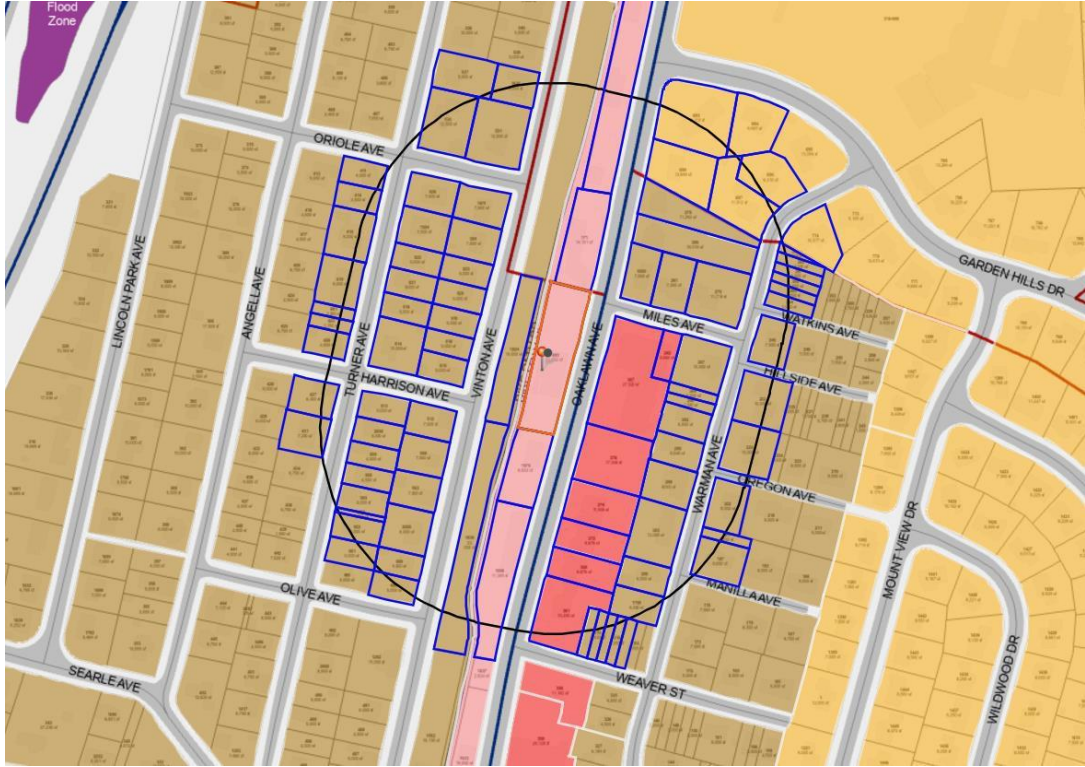
Maximum area- Wall Signage

- Required: 100 sf. or 20% of the street-facing façade wall area.
- Proposed: 116 sf.
- Relief Requested: 16 sf.

LOCATION MAP



ZONING MAP



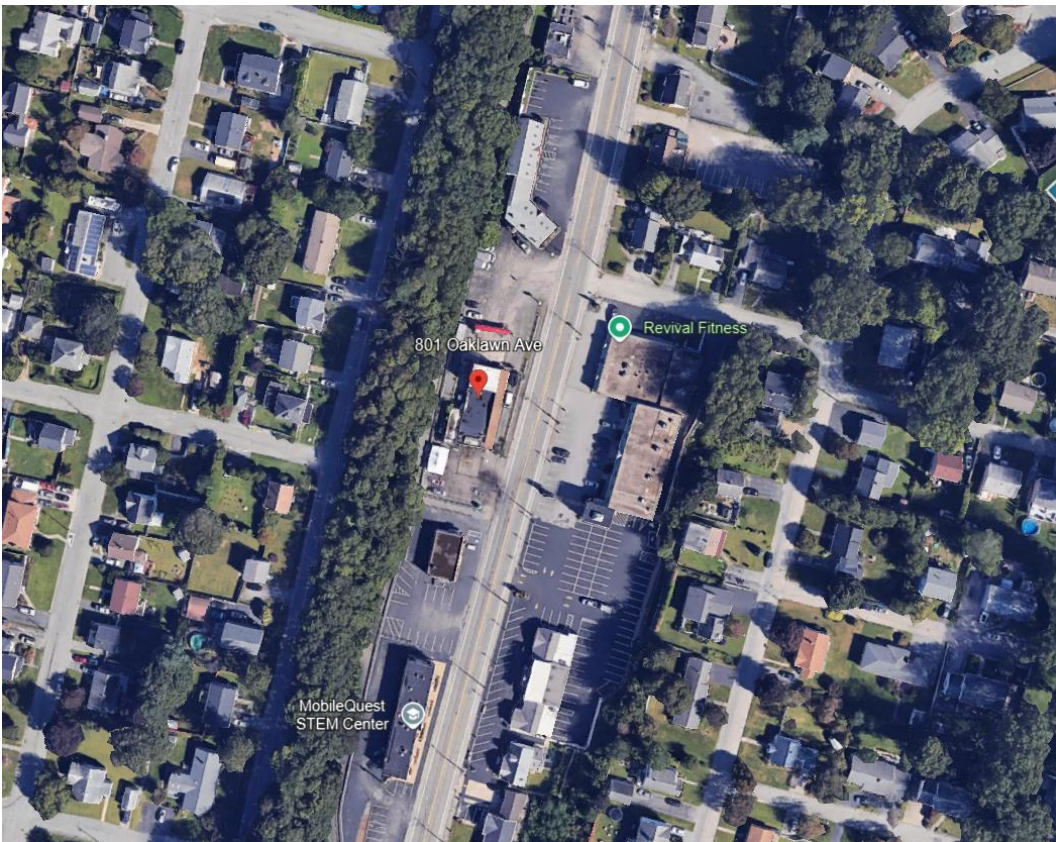
FUTURE LAND USE MAP



AERIAL VIEW



3-D AERIAL VIEW

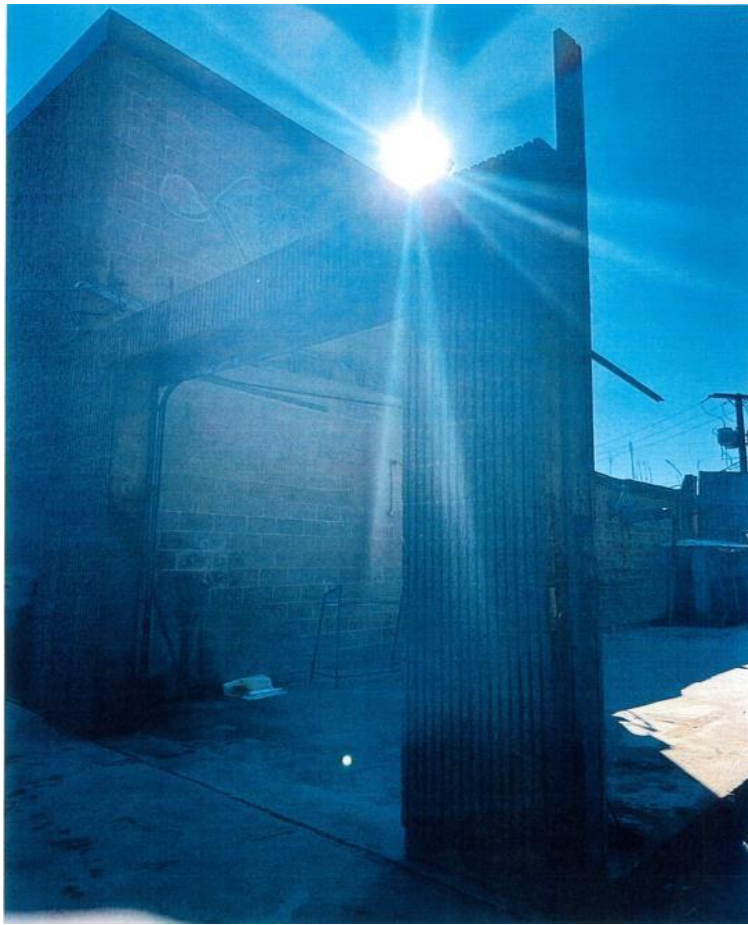


STREET VIEW (Facing Oaklawn Avenue)

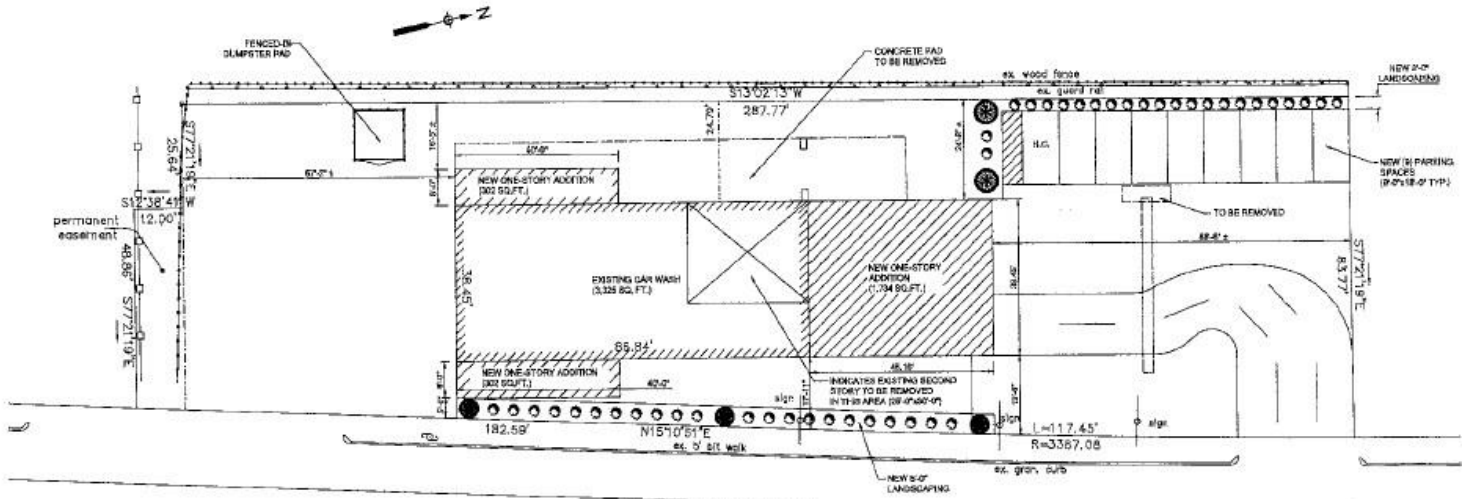


SIDE & REAR VIEWS





SITE PLAN



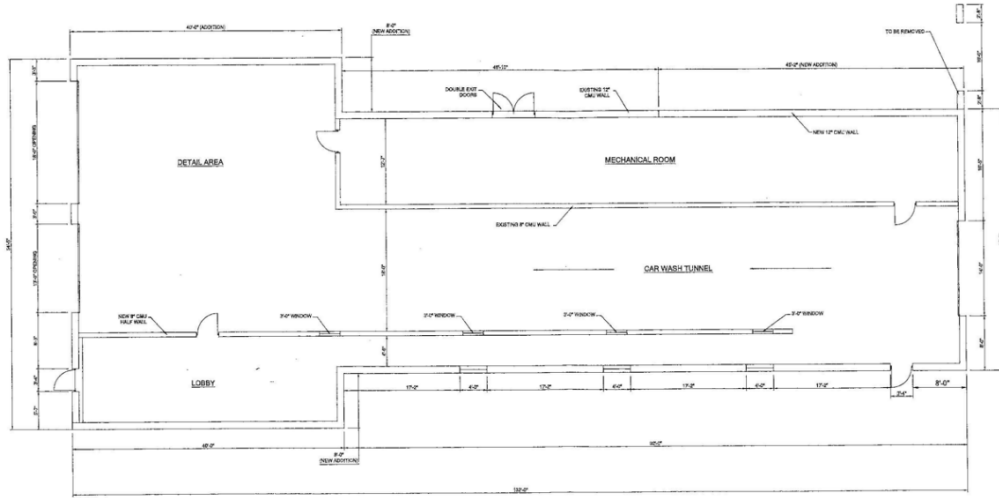
OAKLAWN AVENUE
(public 34' wide)
RHP 516

AP 18/4 LOT 1803
TOTAL AREA
23,652 sq. ft.
c.b. 3765 pg. 88

EXISTING CAR WASH AREA = 328 SQ. FT.
NEW ADDITION AREA = 1734 + 260 + 200 SQ. FT.
= 2324 SQ. FT.
TOTAL PROPOSED BUILDING AREA = 5,888 SQ. FT.

PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

ELEVATIONS



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED ADDITIONS
801 OAKLAWN AVENUE
CRANSTON, RHODE ISLAND

DRAWN BY: MGL
CHECKED BY: R.J.L.

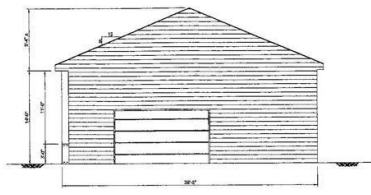
LOGA ENGINEERS, LLC
CONSULTING ENGINEERS
49 BATCHELLER AVENUE
PROVIDENCE, RI 02904
rlloga@verizon.net

SCALE: AS NOTED

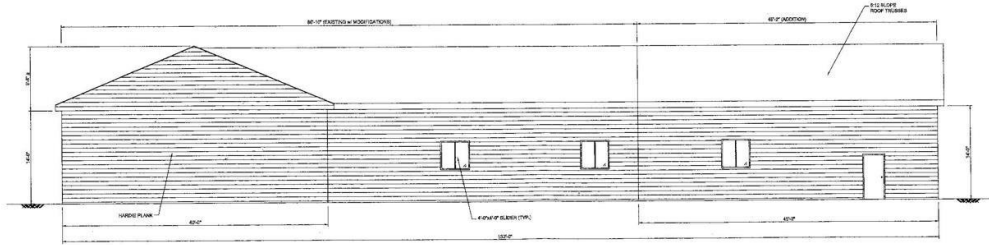
CONTENTS: FLOOR PLAN & ELEVATIONS

DATE: OCTOBER 2024

SHEET NO: S100



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ADDITIONS
801 OAKLAWN AVENUE
CRANSTON, RHODE ISLAND

DRAWN BY: MGL
CHECKED BY: R.J.L.

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CONSULTING ENGINEERS
49 BATCHELLER AVENUE
PROVIDENCE, RI 02904
rlloga@verizon.net

SCALE: AS NOTED

CONTENTS: ELEVATIONS

DATE: OCTOBER 2024

SHEET NO: S200

SIGNS PROPOSED FOR REMOVAL

Repair / Refurbish Existing Pylon Sign

Quantity: 1 Double-Sided

- Sign Cabinets (Non-Illuminated)**
 - Fabricate with 1 1/2" Aluminum (Painted Red T182)
 - 20x3 Aluminum Skirting / Returns (Painted Red T182)
 - Printed Graphics
- Existing Pole**
 - Remove / Painted (White)
 - Remove Existing Utiliz. Sign and Bracket

87272
Version 02
11-04-24

Freeway Car Wash
801 Oaklawn Ave.
Cranston, RI

Exterior
Signage

Signs & Sites
A DIVISION OF SIGN SYSTEMS
1200 Fall River Ave.
Saugus, MA
508-338-8858

SALES REPRESENTATIVE
Ryan Beattie
REGIONAL PROJECT MANAGER
FIELD MANAGER
ACCOUNT COORDINATOR
Michaela Valentino
DESIGNER
DM

SCALE 10%

SHEET 03 of 05

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Sign Removal

Quantity: 2 Pylons / 1 Awning

- Sign Removal / Disposal**
 - "Eliminate" Pylon Sign Removal / Disposal
 - Existing Awning Structure Removal / Disposal

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PROPOSED NEW SIGNS

Channel Letters

Quantity: 2 Sets

- Face-It Channel Letters (LED)**
 - 2" Deep - 600 Aluminum Returns (White)
 - 1" Trim Caps (White/ Red)
 - 3/16" White Acrylic Faces
 - Iron Vinyl Graphics (Colors TRC)
- Installation**
 - Steel Mounted Flush to Wall

2 End View
Scale: 1/10
Fabrication

1 Elevation
Scale: 1/10
Fabrication

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Signage



1200 Fall River Ave.
Seekonk, MA
508-336-5558

SALES REPRESENTATIVE
Ryan Beattie

INTERNAL PROJECT MANAGER

FIELD MANAGER

ACCOUNT COORDINATOR
Michaela Valentino

DESIGNER
BM

SCALE 10%

SHEET
01 of 05

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Pylon Sign

Quantity: 1 Double-Sided

- Sign Cabinet / Structure (LED)**
 - 3" Sq. Tube Aluminum Frame
 - 1/8" Aluminum Faces (Stencil-Cut) (Painted: White)
 - .090 Aluminum Skirting (Painted: White)
- Graphics (Luminized)**
 - 1/2" White Acrylic Full-Trim Graphics
 - Trac Vinyl Applied to Face (Red / Blue)
- Digital Displays**
 - Seven Full Color Watchfire Electronic Message Center
- Masonry (By Others)**
 - White Brick with 2" Limestone Cap
- Installation**
 - 12" x 12" x 14" Steel Tube Post (Painted: White)
 - Direct Burial into Concrete Footing

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

2 End View
Scale: 1/10
Fabrication

1 Elevation
Scale: 1/10
Fabrication

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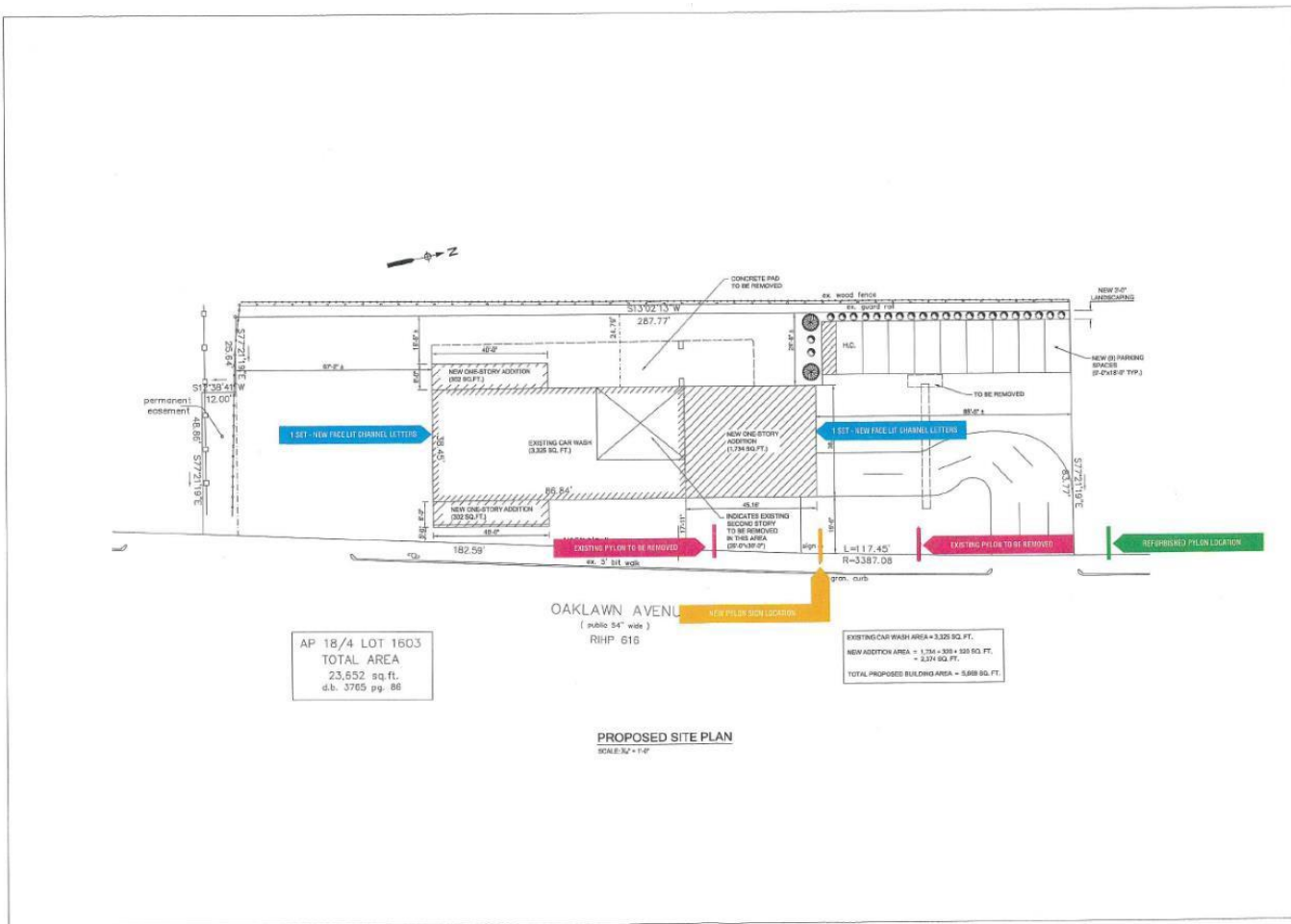
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02 of 05

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PLANNING STAFF FINDINGS

1. This is an existing and appropriate location for a car wash facility, within a C-2 zone.
2. The applicant seeks to expand the footprint of the existing Oaklawn Car Wash. The existing building currently does not meet the front and rear setbacks (13.8' front and 24.79' rear). The new addition will total 2,374 sf. for a new total building footprint of 5,669 sq ft. The purpose of the proposed expansion is to accommodate for services to be able to be conducted from inside of the building for a climate-controlled environment. The building will remain within the required dimensional standards for the C-2 Zone.
3. The zoning within the 400' radius consists of A-6 land to the west, and C-3 to the east, and A-8 to the north. Staff conducted an informal review via GIS of such radius and found that multiple properties which have non-conforming front and rear setbacks, roughly (15) properties have non-conforming front setbacks and (4) properties have non-conforming rear setbacks. The property and immediate surrounding area within Vinton and Oaklawn Ave. are predominately commercial (business/retail) in nature.
4. The applicant further proposes the removal of two existing signs on the site, in addition to the installation of new exterior wall signage (116 sf.) and a monument sign with an electronic message board component (158 sf.) located along Oaklawn Ave. The monument sign meets the required setback requirements and will include a digital display

of 8mm full color watchfire electronic message. Monument signs are prevalent on Oaklawn Avenue with the most applicable example within the 400-foot radius located at the shopping plaza across the street. Staff further finds the proportionality of the proposed wall sign to the street-facing faced wall area to be appropriate and compatible with the surrounding area.

5. The Future Land Use Map (FLUM) designates the property as Highway Commercial/ Services.
 - o Per the Comprehensive Plan, C-2 is not an appropriate zoning classification for Highway Commercial/Services. The proposed change is to a C-3 zone in which the use of car wash/detailing is permitted. Regardless, neighborhood business is an appropriate and allowed use within C-2.
 - o Highway Commercial/Services is purposed to providing services to citywide and regional markets where signage's location and direction include a higher role.
 - o Staff finds the expansion of the existing use (car wash) is consistent with the Future Land Use Map designation of Highway Commercial Services.
6. The property currently has the use of U-Haul rental and storage located on both sides of the building. Per 17.20.030 - Schedule of Uses, motor vehicle storage is inappropriate use for both C-2 and C-3 zones. During the 11.20.24 Development Plan Review Committee meeting, the applicant stated plans to remove the temporary awning as well as the use of vehicle storage.
7. The Comprehensive Plan outlines goals, policies, and action items pertaining to Economic Development which Staff find support the approval of this application, namely:
 - o Economic Development Goal-1: Maintain and increase the quality of job opportunities- in terms of wages, skill requirements, and working conditions- available to Cranston Residents.
 - o Economic Development Goal-2: Attract capital into the Cranston area and expand the City's economic base.
 - o Economic Development Policy-21: Preserve and increase employment opportunities for Cranston residents.
 - During the 11.20.24 DPRC meeting, it was noted that the business will staff anywhere from (8) to (14) individuals.

STAFF ANALYSIS

Staff finds that the City Plan Commission's recommendation to the Zoning Board of Review to grant relief for the proposed expansion of the existing use and the installation of two signs would be consistent with the surrounding neighborhood and FLUM, due to the presence of commercial retail and business and signs similar in nature along Oaklawn Avenue.

RECOMMENDATION

In accordance with RIGL L § 45-24-41(b) and Section 17.92.010 of the Zoning Ordinance, Staff finds this Application is generally consistent with the Comprehensive Plan and FLUM and that it does not alter the character of the surrounding area. Staff therefore recommends the City Plan Commission forward a **POSTIVE RECCOMENDATION** on the application to the Zoning Board of Review. Staff further recommends that the Zoning Board of Review considers a condition in which the existing use of U-Haul vehicle rental and storage be eliminated in addition to the removal of the existing awning.

Respectfully Submitted,



Cc: City Planning Director File