

# CITY PLANNING DEPARTMENT



## Memorandum – FINAL

**To:** City Plan Commission  
**From:** Jonas U. Bruggemann, MSCRP | Senior Planner  
**Date:** December 19, 2024 (Revised 1/3/2025)  
**RE:** 11 Dart Street – Assessors Plat 12/2, Lots 1491, 1495, 3270  
**Application for Use and Dimensional Variance**

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**Owner / Applicant:** Imperial Apartments LLC  
**Location:** 11 Dart Street  
**Zoning:** A-8 – Single-family (8,000 sq. ft.)  
**FLUM Designation:** Single-Family Residential 7.26 to 3.64 Units Per Acre

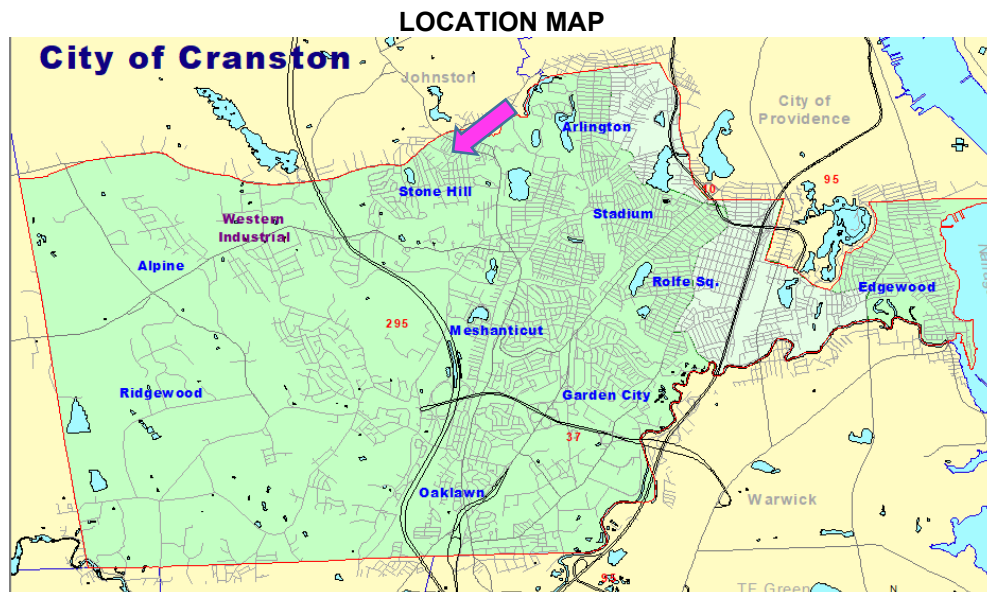
### Subject Property:

The subject property is located at 11 Dart Street, identified as Plat 12/2, Lots 1491, 1495 and 3270, and has a land area of 0.6563± acres, (28,590± sq. ft.) with frontage on Dart Street, Curry Road, Imperial Avenue, and Tilden Street.

A Zoning Variance was granted to construct a 12-unit apartment building on August 13, 1971 and construction of the building was completed in 1972. An additional unit was constructed within the existing footprint without approval of the Zoning Board.

### Request:

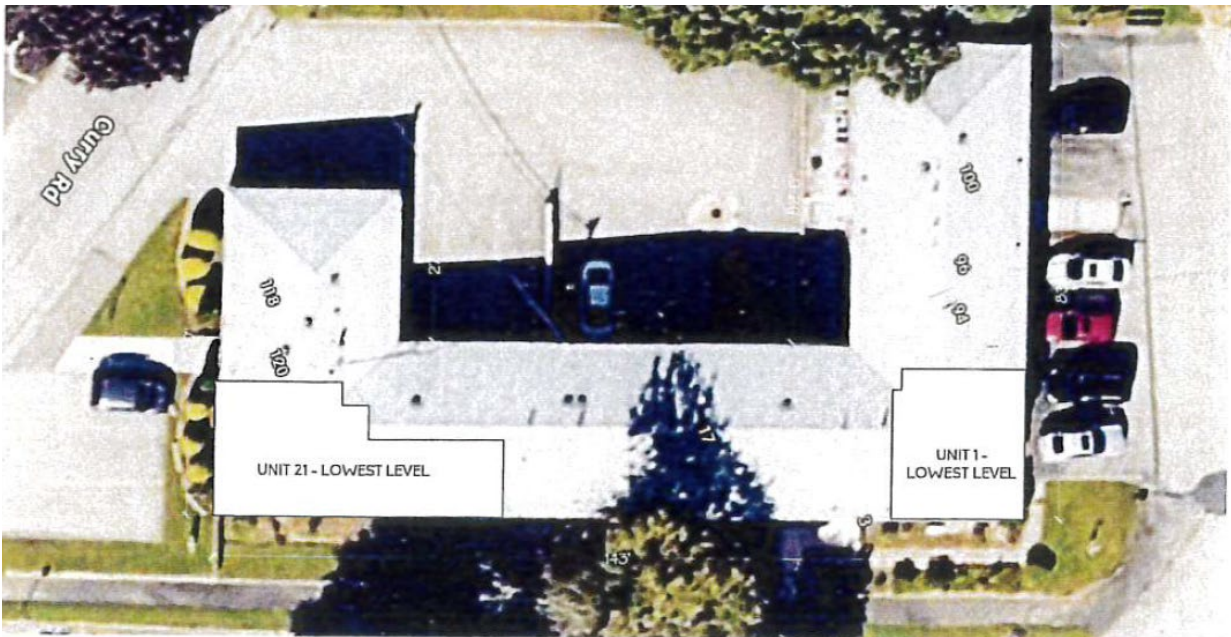
To allow relief from the table of uses and lot size requirements to approve the unofficial 13<sup>th</sup> unit and construct two more units within the existing footprint of the 12-unit apartment building (17.20.030 – Schedule of Uses, 17.20.090 - Specific requirements, 17.20.120 – Schedule of Intensity Regulations, and 17.92.010 – Variances).



**AERIAL PHOTO**



**PROPOSED UNIT LOCATIONS**



SCALE: 1" = 20'-0"



**STREET VIEW**



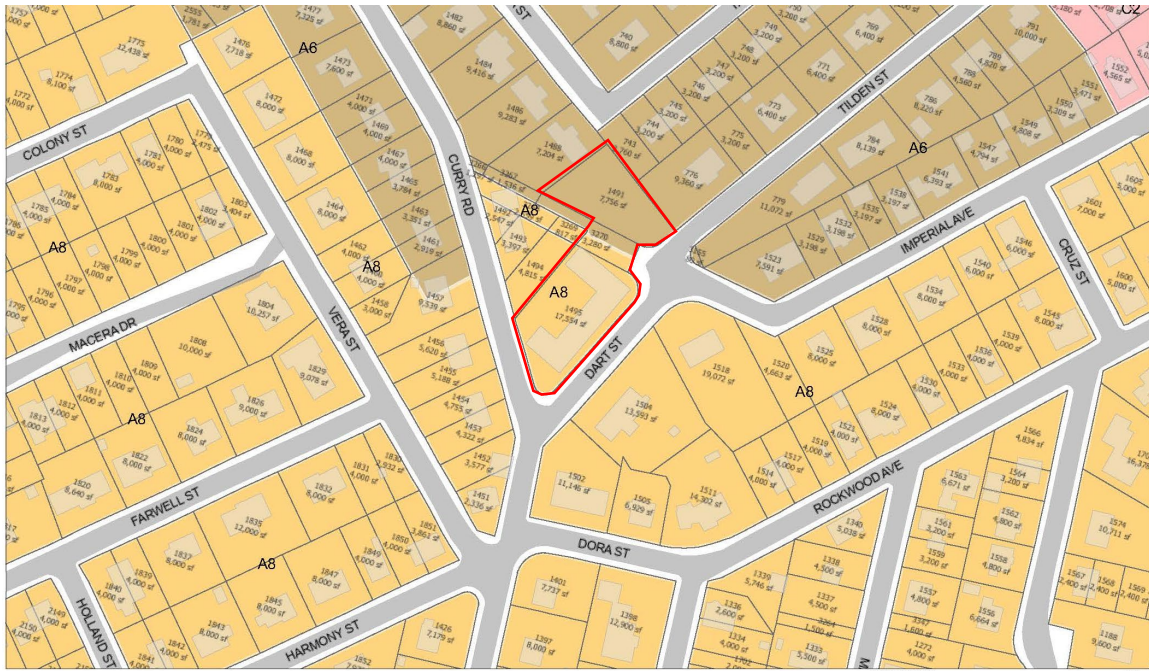
*View from Dart Street, Unit 21 conversion proposed for bottom left of building (Google Street View, Oct 2022)*



*View from Tilden St and Imperial Ave. Unit 1 conversion proposed at left corner of building (July 2023)*



# ZONING MAP



Streets Names	Roads	A6	C2	M2
Parcel Labels	Zoning Dimensions	A8	C3	MPD
Buildings	Historic Overlay District	A80	C4	Other
Cranston Boundary	Zoning	B1	C5	
Parcels	A12	B2	E1	
Cranston Boundary	A20	C1	M1	

Map created by Web Application on 12/19/2024 1:27 PM  
**Disclaimer:** This map is a geospatial product and is not the product of a Professional Land Survey. It was created for general reference, informational, planning and guidance use and is not a legally authoritative source as to location of natural or manmade features. Proper interpretation of this data may require the assistance of appropriate professional services. The City of Cranston makes no warranties, expressed or implied related to the spatial accuracy, reliability, completeness or currency of this map data.

# FUTURE LAND USE MAP

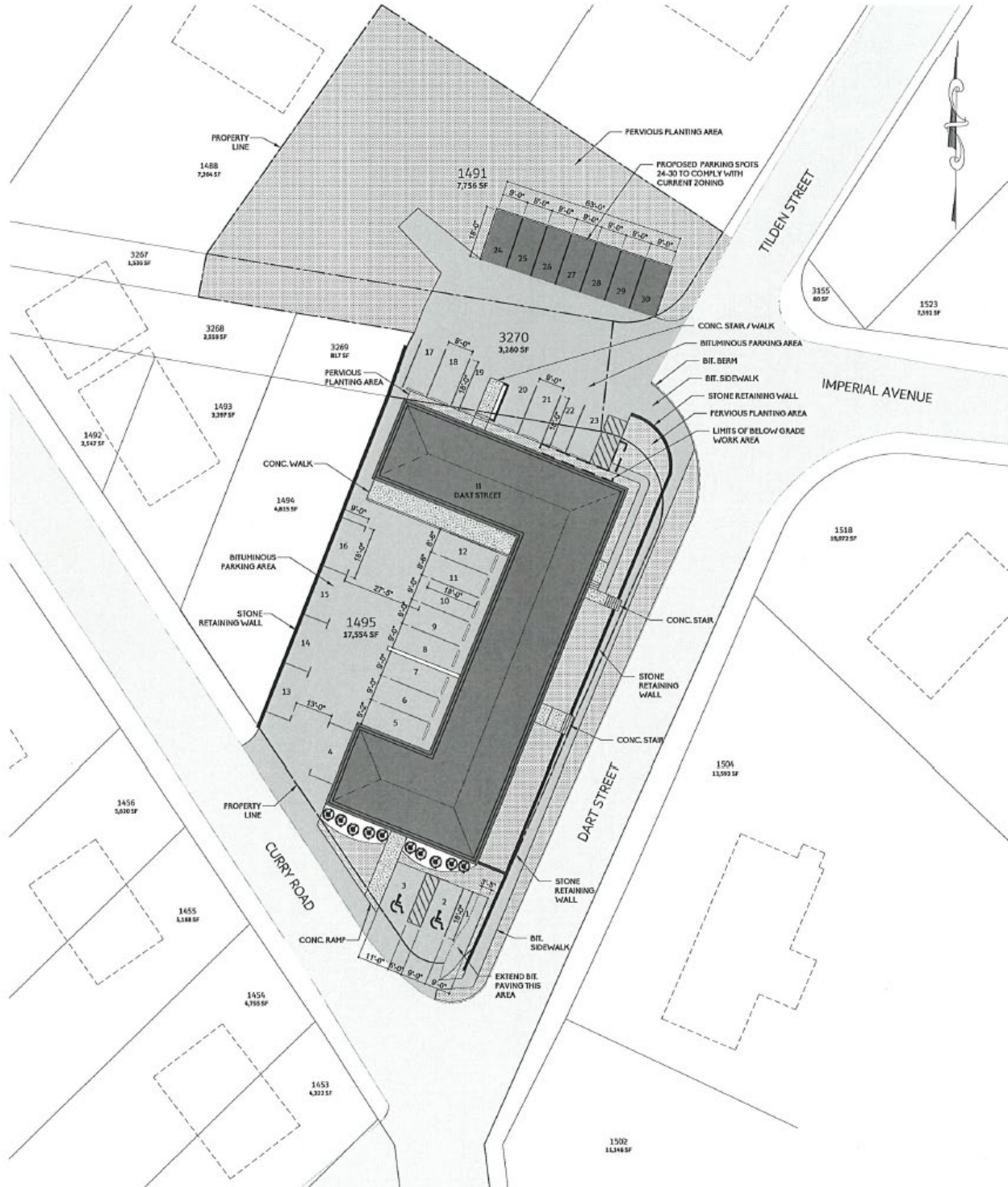


Streets Names	Roads	Mixed Plan Development	Single Family Residential 3.63 To 1 Unit Per Acre
Parcel Labels	Future Village Centers	Multifamily	Single Family Residential 7.26 To 3.64 Unit Per Acre
Buildings	Future Land Use	Neighborhood Commercial/Services	Single Family Residential Less Than 1 Unit Per Acre
Cranston Boundary	Governmental/Institutional	Open Space	Single Two Family Residential Less Than 10.89 Units Per Acre
Parcels	Highway Commercial/Services	Residential Less Than 10.89 Units Per Acre	Special Redevelopment Area
Cranston Boundary	Industrial	Right Of Way	Water

Map created by Web Application on 12/19/2024 1:29 PM  
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# PARKING PLAN



Revised January 3, 2025

**Findings of Fact:**

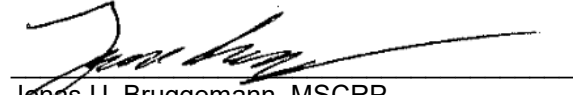
- The Applicant has requested specific relief in their Application, namely:
  - 17.20.030 – Schedule of Uses
    - Multi-family dwellings are not permitted in the A-8 residential zone
  - 17.20.090 - Specific requirements
    - 17.20.090.A
      - Lot area provided: 28,590 sq. ft.
      - Lot area required for 15 units: 59,500 sq. ft.
      - Relief needed: 30,910 sq. ft.
  
- 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 residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area, as no major exterior changes are proposed.
  - The proposed use (multifamily residential) is inconsistent with the Comprehensive Plan, but the use was approved by the Zoning Board in 1971 and has been consistently maintained as such.
  - The subject property is a nonconforming lot size for both the existing and proposed number of dwelling units, though the additional units are contained entirely within the footprint of the existing building and are not a significant change from the original Zoning Board approval from 1971.
  - The proposal can accommodate the additional parking with only minor alterations to the property. The proposed parking arrangement will make the property more compliant with city and ADA parking standards.
  - The Future Land Use Map (FLUM) designates the subject property as “*Single-Family Residential 7.26 to 3.64 Units/Acre.*”
    - Per the Comprehensive Plan, the A-8 zoning district is not an appropriate zoning classification for a multifamily residential land designation and development.
    - Staff finds that the proposed density (22.86 units/acre) does not conform to the Future Land Use Map density designation of *Single-Family Residential 7.26 to 3.64 Units/Acre.*
  
- Staff finds that the Application is inconsistent with the Zoning and Future Land Use Map designation, but determine that this proposal has addressed the issue of inconsistency in the following ways:
  - The existing use has been approved by the Zoning Board in 1971 and the use has been maintained as such.
  - The proposal seeks to continue the existing use. Three additional units will not significantly alter the continuance of said use and is not out of character from the original Zoning Board approval from 1971.
  - The additional units will not significantly alter the existing neighborhood and otherwise compromise the health, safety, and wellbeing of the residents of the building or the surrounding area or create additional nuisances in the neighborhood.
  
- Staff find that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential (re)development 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.
    - Policy H-6: Maintain a varied housing stock, with units of different age, size and type that are affordable to a wide range of incomes.

**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,



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Jonas U. Bruggemann, MSCRP  
Senior Planner/Administrative Officer

**Cc:** City Planning Director  
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