

# CITY PLANNING DEPARTMENT



## Memorandum – FINAL

**To:** City Plan Commission  
**From:** Brianna L. Valcourt, M.Arch; Senior Planner  
**Date:** December 20, 2024  
**RE:** 2197 Broad Street– Assessors Plat 01, Lot 432  
**Application for Off-Street Parking Variance**

**Owner:** The Russo Family Irrevocable Trust – Cynthia J Russo, Stephen J Russo Co-trustees  
**Applicant:** ZDS Inc. – Julie Bartlett  
**Lessee:** The Blue Room RI, LLC – Jennifer Freitas  
**Location:** 2197 Broad Street  
**Zoning:** C-3 – General Business  
**FLUM Designation:** Neighborhood Commercial/Services

**Subject Property:**

The subject property is located at 2197 Broad Street, identified as Plat 01, Lot 432, and has a land area of 4,102 sq. ft. with frontage on Broad Street.

**Request:**

To operate a restaurant/bar business from an existing building without off-street parking. Applicant requests to convert the current occupation of two (2) tenants, a mercantile and a restaurant/bar, to expand the use of the restaurant/bar by eliminating the mercantile tenant use. The proposal results in one (1) tenant due to the expansion of the restaurant/bar, which will now be considered an A-3 Assembly Use (17.64.010 – Off-street parking).

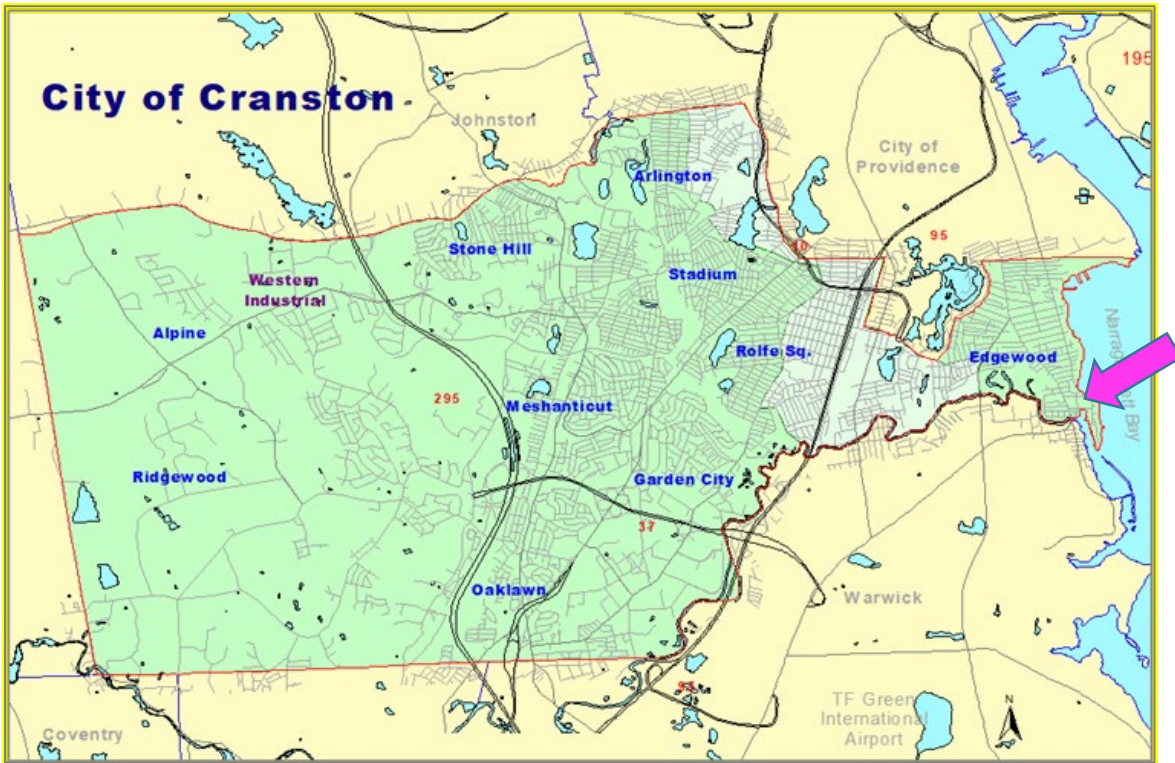
*Relief from 17.64.010 – Off-street parking:*

- To fulfill the remaining parking requirement for The Blue Room (29 spaces), the lessee has secured an off-site parking agreement for **26 spaces** at Lot 15, located at 2175 Broad Street, less than 200 feet from the Blue Room.
- Thus, the total parking provided for The Blue Room is:
  - **Four (4) spaces at Lot 21**
  - **Twenty-six (26) spaces at Lot 15**
- This provides a total of **30 spaces**, exceeding the required 29 spaces by one (1) space.

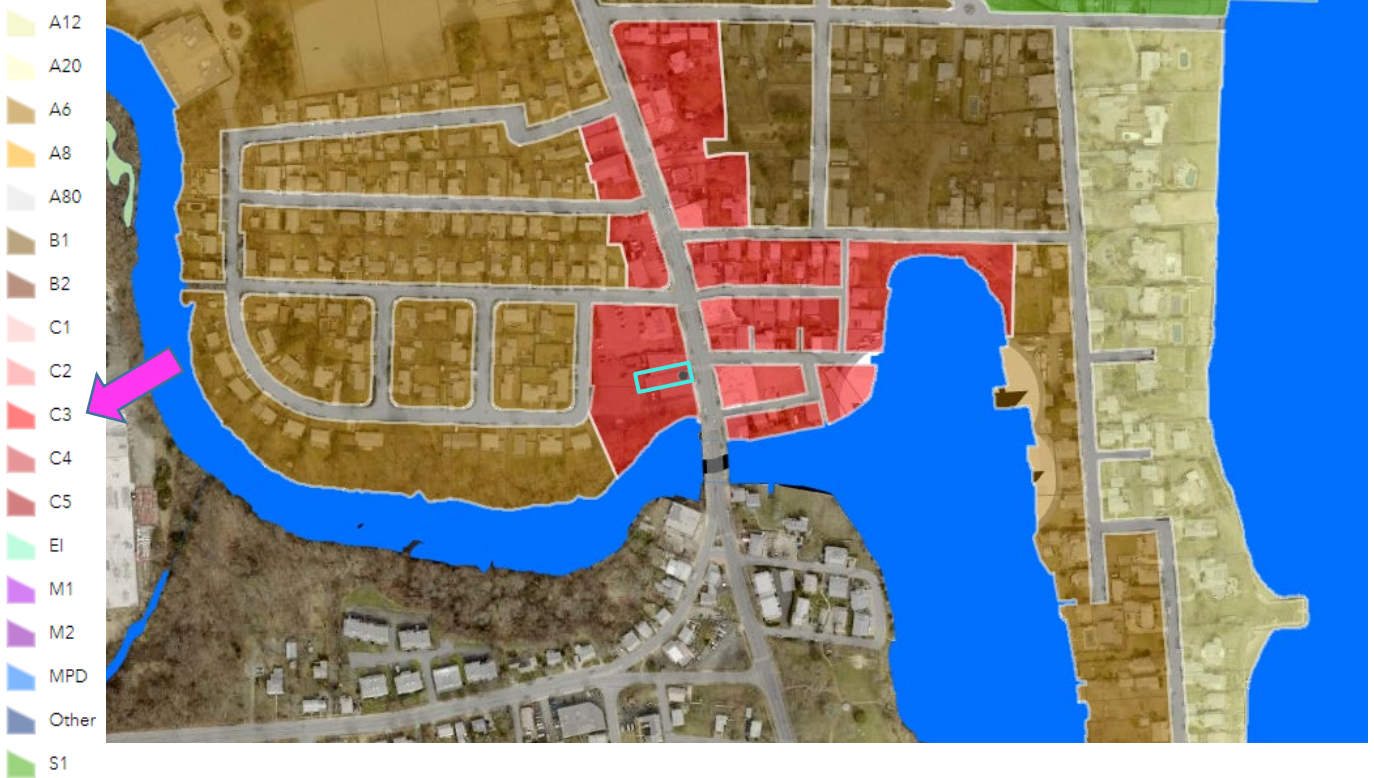
**Parking Allocation Table:**

	Req'd Parking	Parking Provided Lot 432	Parking Provided Lot 251	Parking Provided Lot 21	Parking Provided Lot 15	Total Parking Provided
Blue Room (2197 Broad)	29	0	0	4 (incl. 2 ADA)	26	30
DryCleaner (2201 Broad)	8	0	2	6	-	8

LOCATION MAP



ZONING MAP





### FUTURE LAND USE MAP



### ARIAL VIEW



2197 Broad Street



**3D ARIAL VIEW**



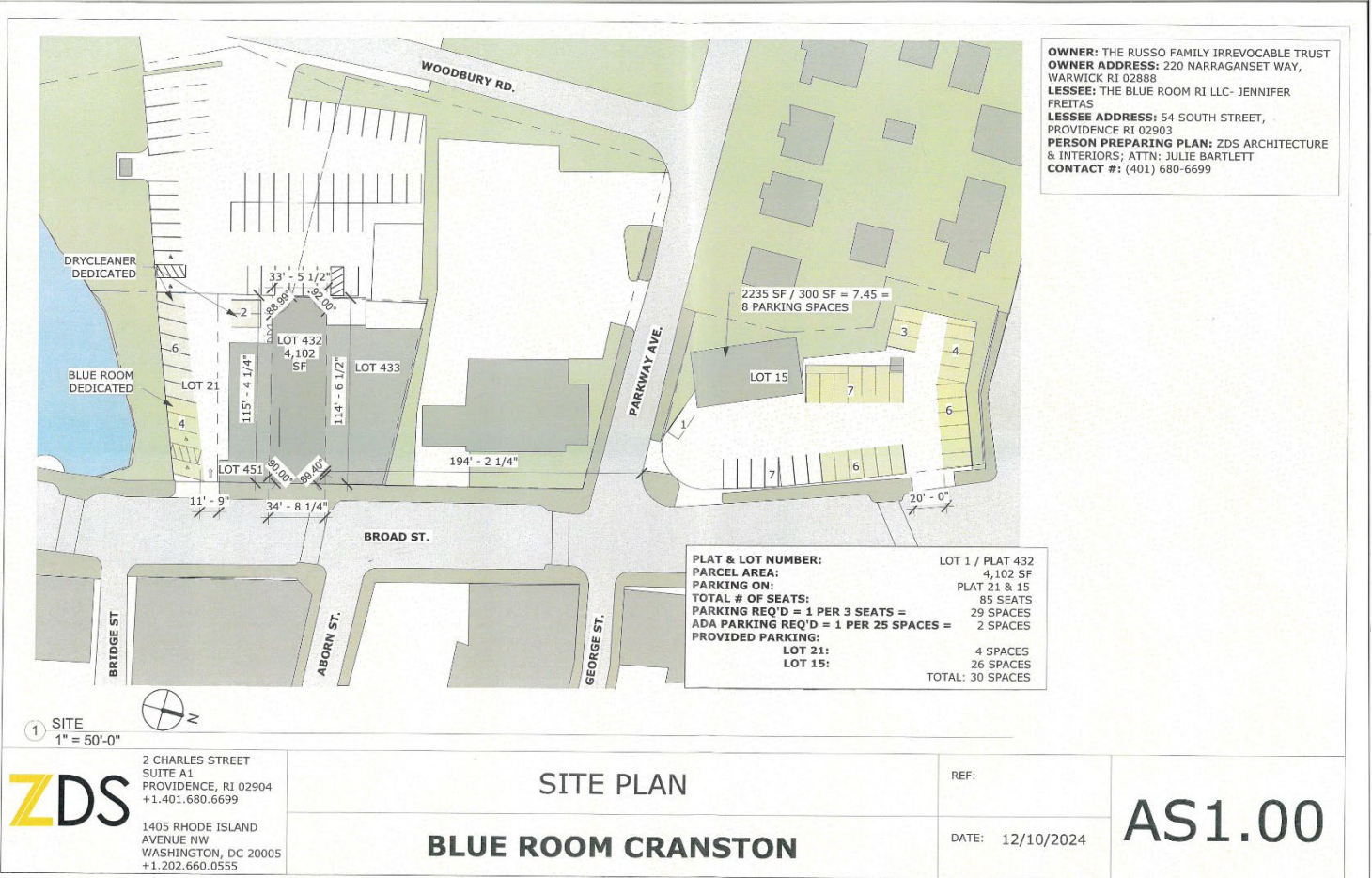
**STREET VIEWS**







**SITE PLAN**



**ZDS**  
 2 CHARLES STREET  
 SUITE A1  
 PROVIDENCE, RI 02904  
 +1.401.680.6699  
 1405 RHODE ISLAND  
 AVENUE NW  
 WASHINGTON, DC 20005  
 +1.202.660.0555

**SITE PLAN**  
**BLUE ROOM CRANSTON**

REF:  
 DATE: 12/10/2024

**AS1.00**

**Findings of Fact:**

- The Applicant has requested specific relief in their Application, namely:
  - 17.92.010 – Variances
  - 17.64.010 – Off-street parking
  
- Staff has reviewed this Application in consideration of the compatibility with the character of the surrounding area 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 consist of General Business uses and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
  
- The Future Land Use Map (FLUM) designates the subject property as “*Neighborhood Commercial/Services*”.
  - “*Neighborhood Commercial/Services*” aligns closely with the current zone C-3 which permits a restaurant/bar use.
  - Staff finds that the Application is consistent with the Future Land Use Map designation.
  
- The Comprehensive Plan outlines goals, policies, and action items pertaining to off-street parking with uses of General Business, which Staff find to support the approval of this Application, specifically:
  - Per the Comprehensive Plan, the C-3 zoning district is an appropriate zoning classification the restaurant/bar with parking off-site.
  - **Economic Development Goal ED-1:** Maintain and increase the quality of job opportunities – in terms of wages, skill requirements, and working conditions – available to Cranston residents.
    - **Policy ED-8:** Maintain and enhance the growth of a diverse array of small, growth-oriented, value-adding business concerns.
    - **Policy ED-21:** Preserve and increase employment opportunities for Cranston residents.
  - **Economic Development Goal ED-2:** Attract capital into the Cranston area and expand the City’s economic base.
    - **Policy ED-26:** Improve and build neighborhood commercial areas at various sites through formulating and implementing revitalization projects.
  - **Land Use Goal LU-6:** Protect and stabilize existing residential neighborhoods.
    - **Policy LU-18:** Preserve the existing density of established neighborhood.
  - **Land Use Goal LU-5:** Ensure that the zoning map is consistent with the future land use map.
    - **Policy LU-12:** Protect and stabilize existing residential neighborhoods by increasing open space, improving roadway conditions, and making the zoning conform to existing uses.

**Recommendation:**

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application generally 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,

*Brianna L. Valcourt*

Brianna L. Valcourt, M.Arch  
Senior Planner

**Cc:** City Planning Director  
File

