



1-23-04

THE CITY OF CRANSTON

ORDINANCE OF THE CITY COUNCIL

IN AMENDMENT OF CHAPTER 17 OF THE CODE OF
THE CITY OF CRANSTON, 2005, ENTITLED 'ZONING'
(CHANGE OF ZONE - 1381 Cranston Street and 767 Dyer Avenue)
(Cranston Print Works Project)

No. 2023-6

Passed:

April 24, 2023



Jessica M. Marino, Council President

Approved:

April 27, 2023



Kenneth J. Hopkins, Mayor

It is ordained by the City Council of the City of Cranston as follows:

Preamble

A. The City of Cranston recognizes that the Cranston Print Works property and structures (the "Print Works") is part of a valuable and historic industrial complex with great potential for reuse and redevelopment, including housing opportunities.

B. The City of Cranston finds that it is in the best interest of the city's economic welfare and community interest to support the redevelopment, revitalization and growth of the Print Works property in order that it can again make a significant contribution to the city's industrial and commercial tax revenue base.

C. The City of Cranston finds that the uniqueness of this 18 acre tract of land and existing mill buildings, deserves in its own zoning development regulations within the zoning code of the City of Cranston.

D. The City of Cranston finds that the current zoning of the Cranston Print Works with its principal zoning designation of M-1 industrial business is appropriate but that certain accommodations for the Print Works should be created to allow for expansion and redevelopment including multi-family dwelling units.



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Section 1. That the Zoning Map accompanying and made a part of Chapter 17 of the Code of the City of Cranston, Rhode Island, 2005, entitled, "Zoning", as adopted January 24, 1966, as amended, is hereby further amended by deleting therefrom the following:

(By deleting from a M-1 Zoning District, Lot Nos. 195 and 1617 on Assessor's Plat No. 8, located at 1381 Cranston Street, Cranston, Rhode Island).

(By deleting from a B-2 Zoning District, Lot No. 2711 on Assessor's Plat No. 8, located at 767 Dyer Avenue, Cranston, Rhode Island).

And by adding thereto the following:

M-1 Zoning District with conditions as set forth below, Lot Nos. 195 and 1617 on Assessor's Plat No. 8, located at 1381 Cranston Street, Cranston, Rhode Island.

M-1 Zoning District with conditions as set forth below, Lot No. 2711 on Assessor's Plat No. 8, located at 767 Dyer Avenue, Cranston, Rhode Island.

Referenced conditions incorporated herein and made part of this ordinance shall include:

1. Permissible Uses.

- a. All uses (including self-storage and mini-storage) established in the City Code in the Schedule of Uses established in Section 17.20.030 for the M-1 industrial zone as a matter of right or by special use permit as of the effective date of this ordinance shall also apply to the Cranston Print Works Project.
- b. In addition, multi-family dwelling units and related amenities for residents such as a health, fitness club shall be allowed as a matter of right as if set forth as a permitted use within the M-1 Zoning District.

2. Density. A maximum of one hundred fifty (150) dwelling units shall be permitted, Lot area requirements prescribed in Code Section 17.20.090 entitled Specific Requirements shall not apply.

3. Dimensional Regulations

The subject property shall comply with the intensity regulations set forth in Section 17.20.120 of this code entitled "Schedule of Intensity Regulations" for the M-1 zoning district with the exception of the maximum building height and maximum lot coverage restriction. The maximum building height shall be four (4) stories and fifty (50) feet with an additional ten (10) feet for roof top mechanical equipment. This height limitation shall not apply to the existing bell tower on the premises. The maximum lot coverage shall be sixty (60) percent.



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4. Off-Street Parking. Off-Street parking shall be provided at no less than a ratio of 2.00 (two) spaces dwelling unit. Commercial uses, including self-storage and mini-storage shall provide a minimum of ten (10) off street parking spaces. Off street parking spaces may be designed to be nine (9) feet by eighteen (18) feet consistent with acceptable parking design standards.

5. Signage. Any signs on the subject property existing as of the date of the adoption of this Ordinance shall be allowed as a matter of right. The existing signage may be replaced in kind with a sign of equal or smaller square footage and/or at an equal or lessor height and width.

Identification or incidental signage such as directory or circulating signage, no parking, entrance, exit, loading zone, and other similar directives are permitted to include identification or the logo of the property owner. Internal incidental or directional signage within the premises not visible to the public streets shall not be limited by the terms of this ordinance. This provision shall apply whether or not the incidental signage is visible or legible from a position from outside the subject property.

In lieu of Section 17.72.10 (4) – Signs. M-1 Industrial District, the following table shall be utilized for each sign in the Cranston Print Works Project.

Sign Type	Maximum Area ****	Maximum Height	Minimum Setback	Minimum Vertical Clearance from Sidewalk	Minimum Vertical Clearance from Public Street
Monument	100 sf	8 ft	2 ft	N/A	N/A
Wall/Building Marker (front façade)	2 sf per for each lineal foot of the front façade	15 ft	N/A	N/A	N/A
Wall/Building Marker (side or rear of building)	2 sf per for each lineal foot of the building frontage on which the sign is located	15 ft	N/A	N/A	N/A
Canopy	40 sf	9 sf	N/A	9 ft	12 ft
Identification/Incidental	30 sf	8 ft	5 ft	N/A	N/A
Window	</=50% of window area	N/A	N/A	N/A	N/A
Projecting (blade)	20 sf	N/A	N/A	9 ft	14 ft



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Freestanding/Sign	300 sf	N/A	5 ft for Free Standing		
Roof, Integral	See definition				

**** Note that the maximum area for signage within the district shall be per side of each sign.

Section 2. This ordinance shall take effect upon its final adoption.

Positive Endorsement:

Negative Endorsement: (Attach reasons)

City Solicitor

Date

City Solicitor

Date

Petition filed by:

CPW Apartments, LLC and CPW True Storage, LLC owners AP 8, Lot Nos. 195 and 1617

CPW True Storage, LLC owner AP 8, Lot No. 2711

Sponsored by: Councilman Paplauskas

Co-Sponsored by Councilman Ferri, Councilman Donegan, Councilman Campopiano, and
Referred to Ordinance Committee March 16, 2023 Council Vice-President Vargas



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CITY OF CRANSTON

APPLICATION FOR CHANGE OF ZONE

RECEIVED

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CRANSTON
CITY CLERK

Name(s) and address(es) of property owner(s):

CPW Apartments, LLC &

CPW True Storage, LLC

670 N. Commercial Street

Manchester, NH 03101

Zoning Plat Number: AP 8

Lot No.(s)* 195, 1617 and 2711

Street Address or Location on Street 1381 Cranston Street and 767 Dyer Avenue

*If only a portion of lot, please attach a full metes and bounds description.

Present Zoning: Lot Nos. 195 and 1617 zoned M-1
Lot No. 2711 zoned B-2

Zoning Requested: All lots to be rezoned to M-1 with conditions

Property to be used for: Multi family housing and storage

(listed use must be specific)

CPW Apartments, LLC & CPW True Storage, LLC

Date: 1-9-23

By: Chris Reynolds
Owner (Print and Sign)

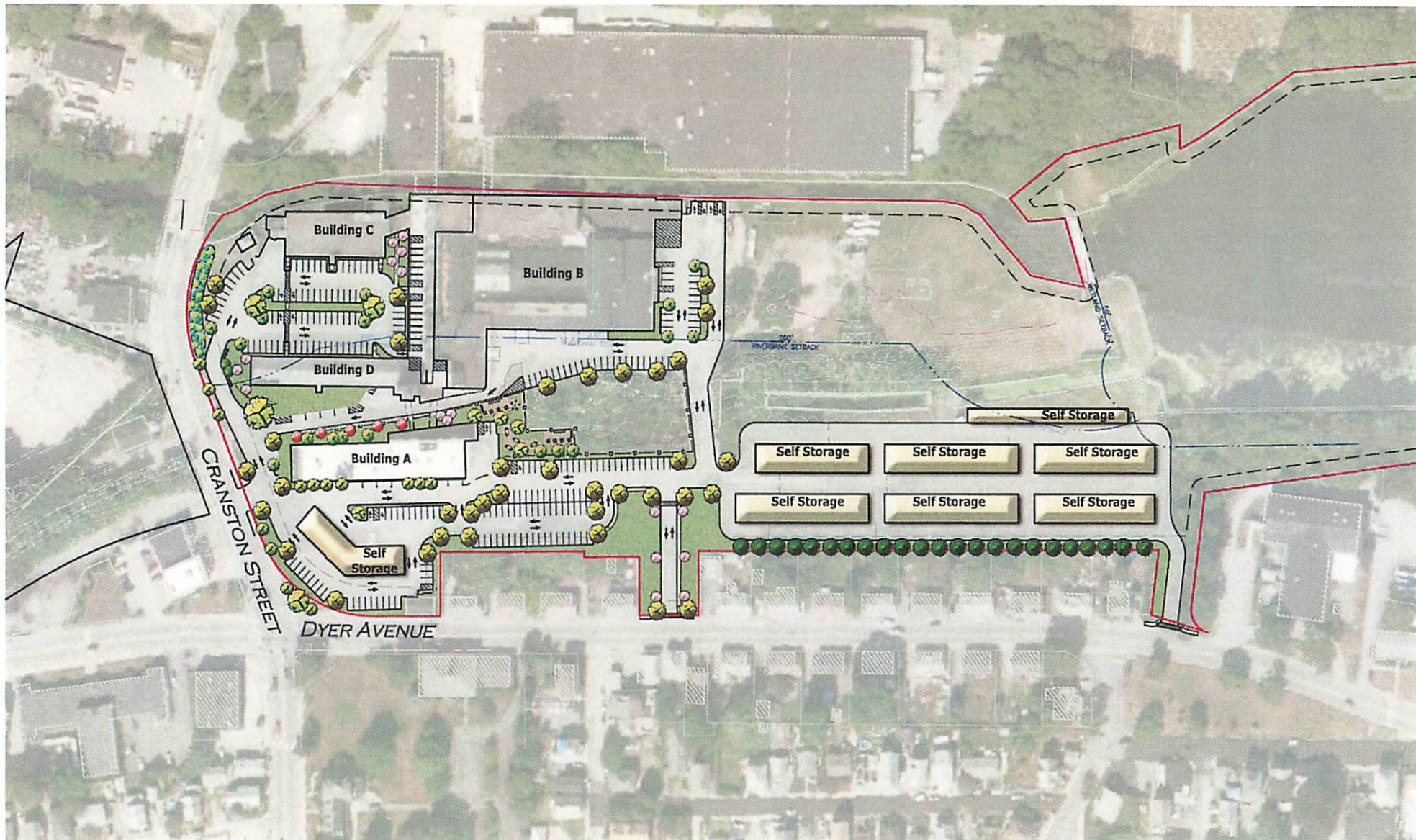
Owner (Print and Sign)
CPW Apartments, LLC & CPW True Storage, LLC

Applicant (Print and Sign)

Attorney for Owner and Applicant
Robert D. Murray, Esq.
Taft & McSally LLP
21 Garden City Drive
Cranston, RI 02920
(401) 946-3800 (o)
rdmurray@taftmcsally.com

Reviewed and approved by the Planning Department:

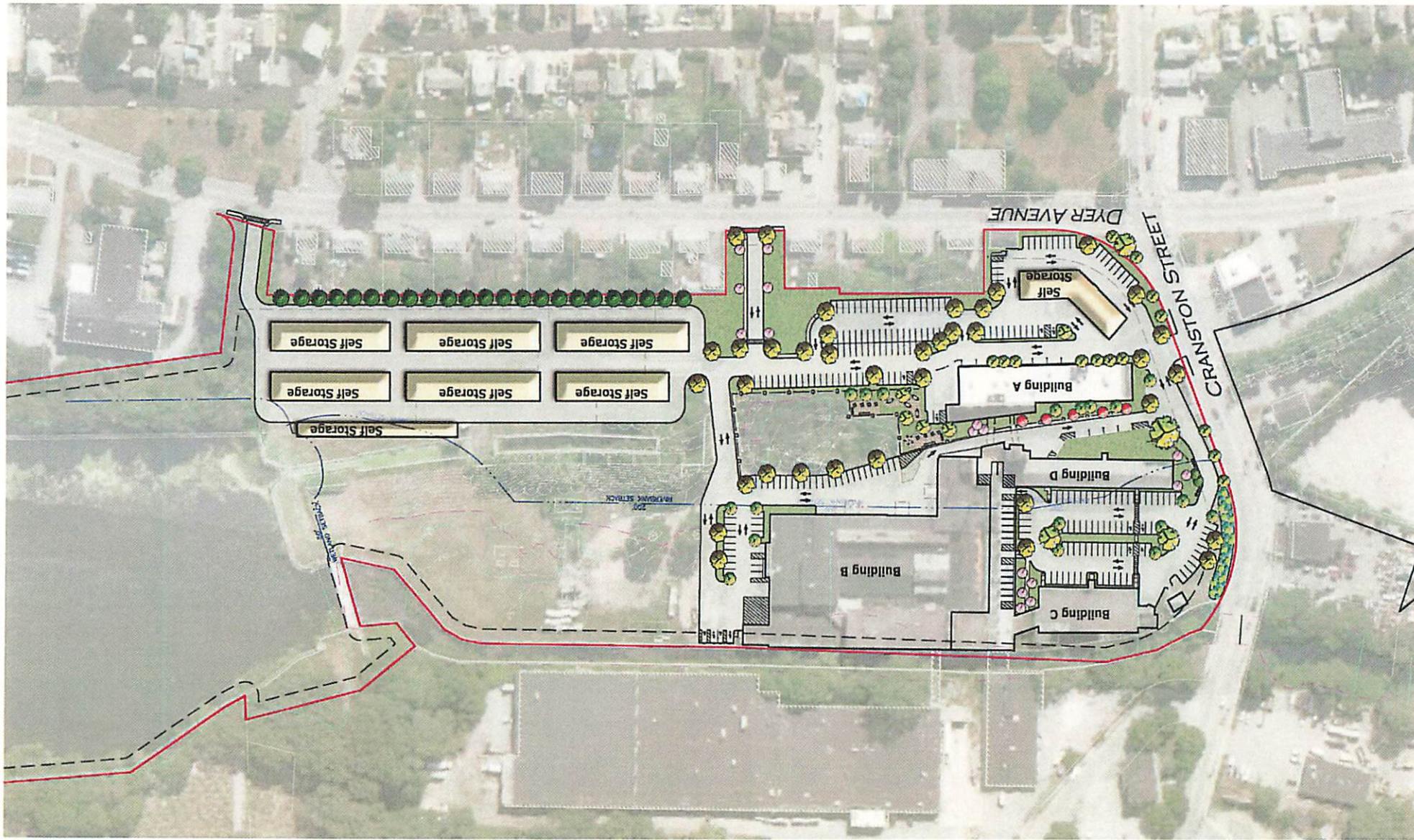
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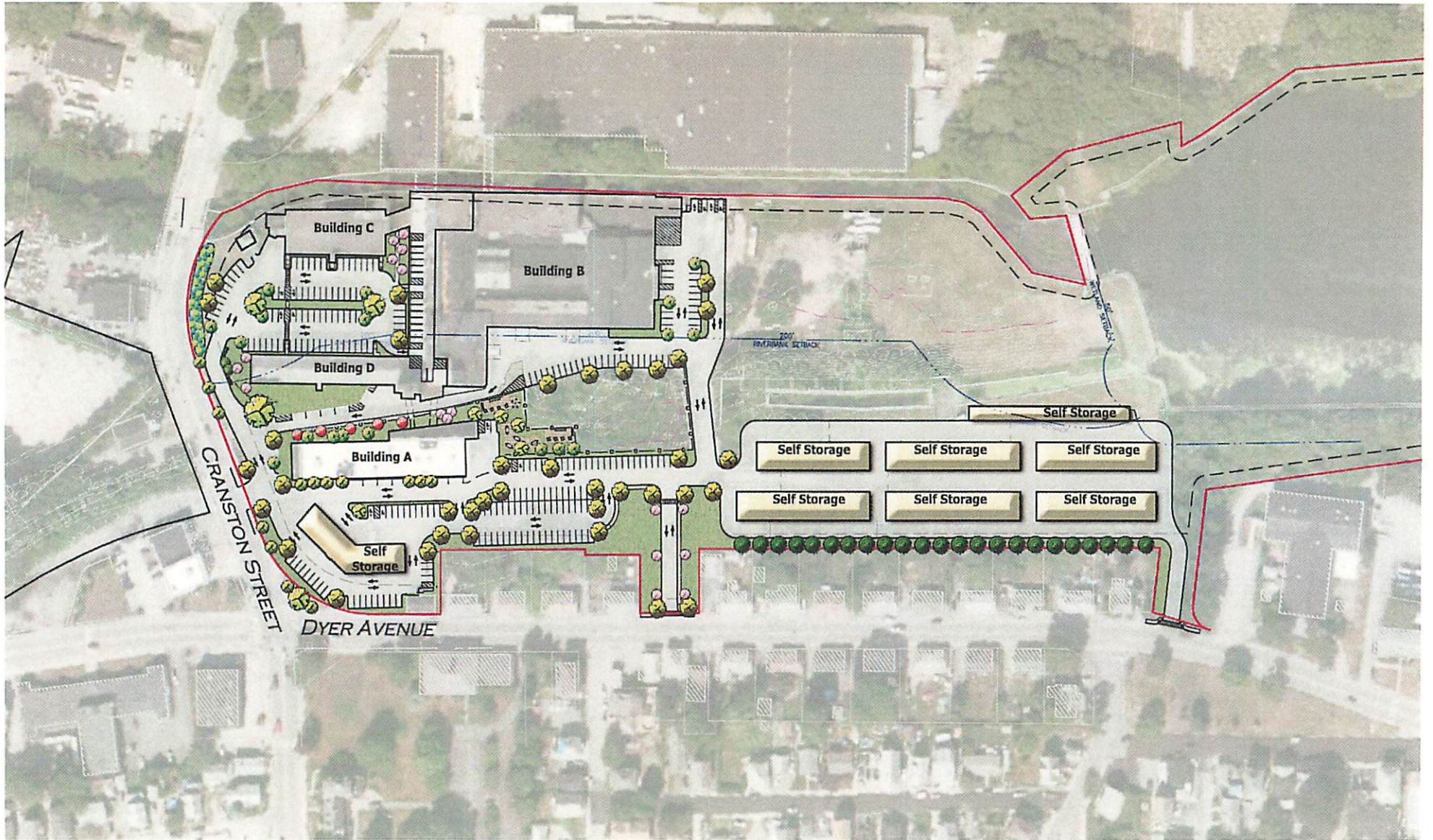




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Cranston Print Works Redevelopment
Cranston, Rhode Island

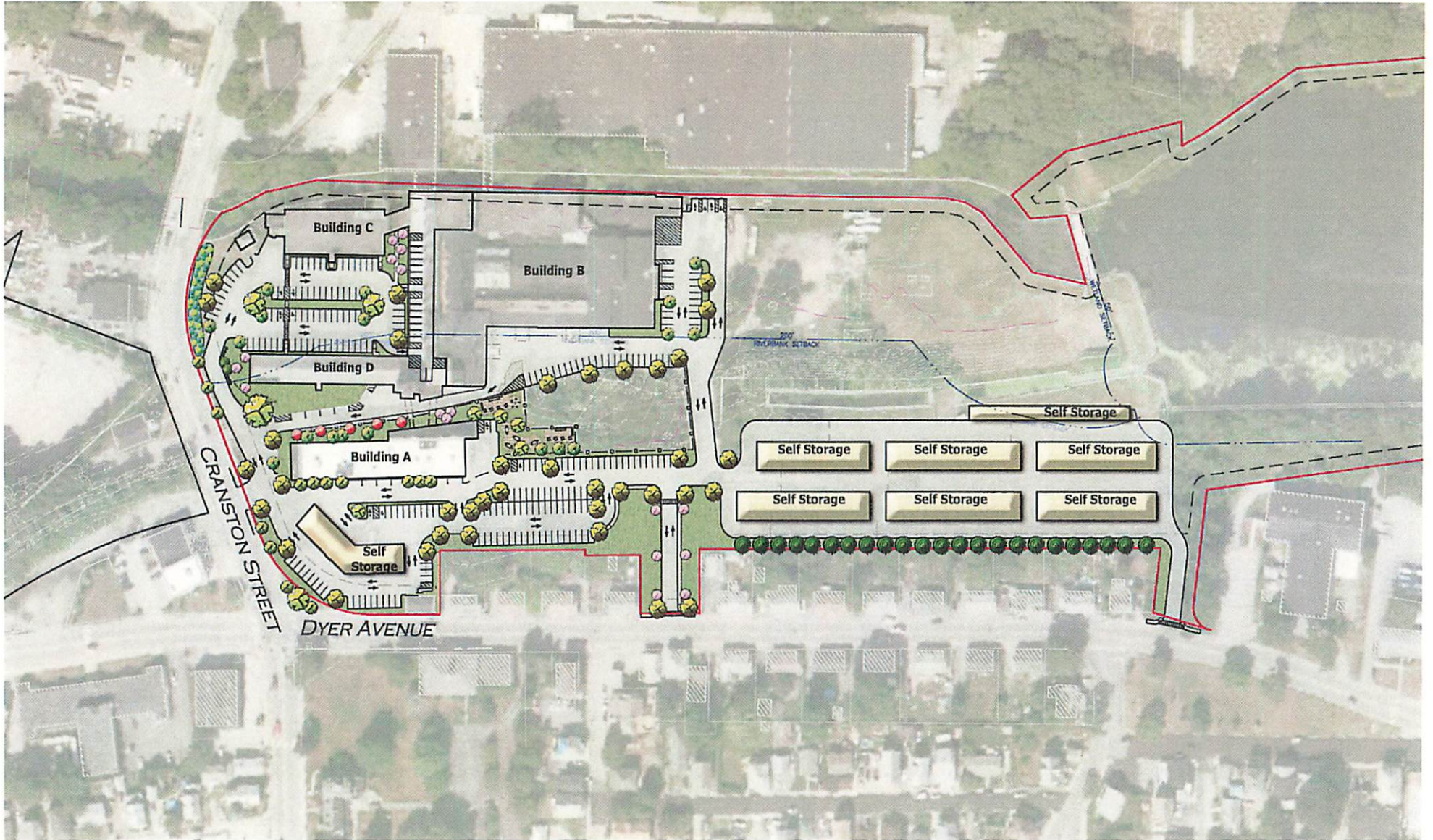


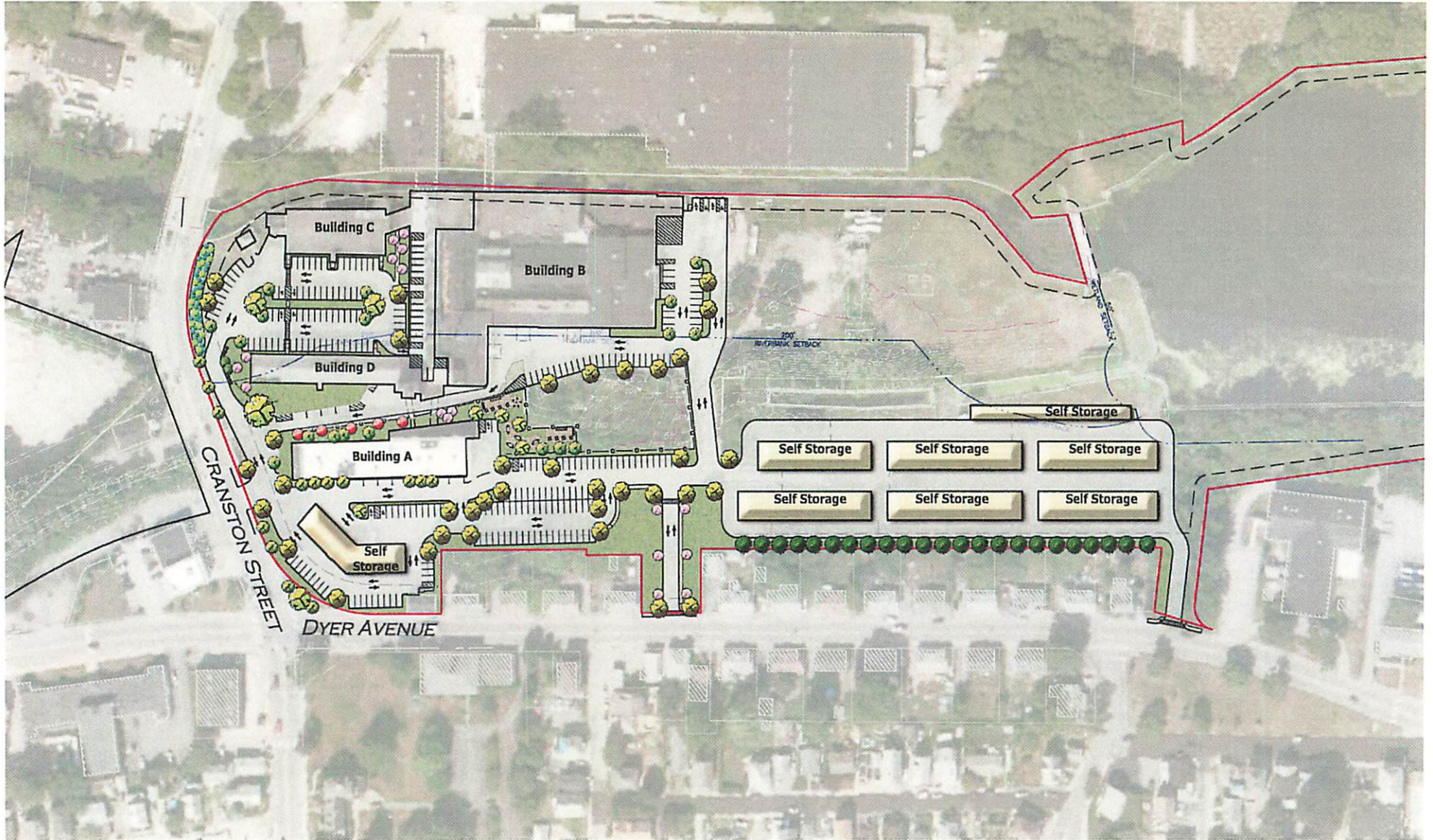


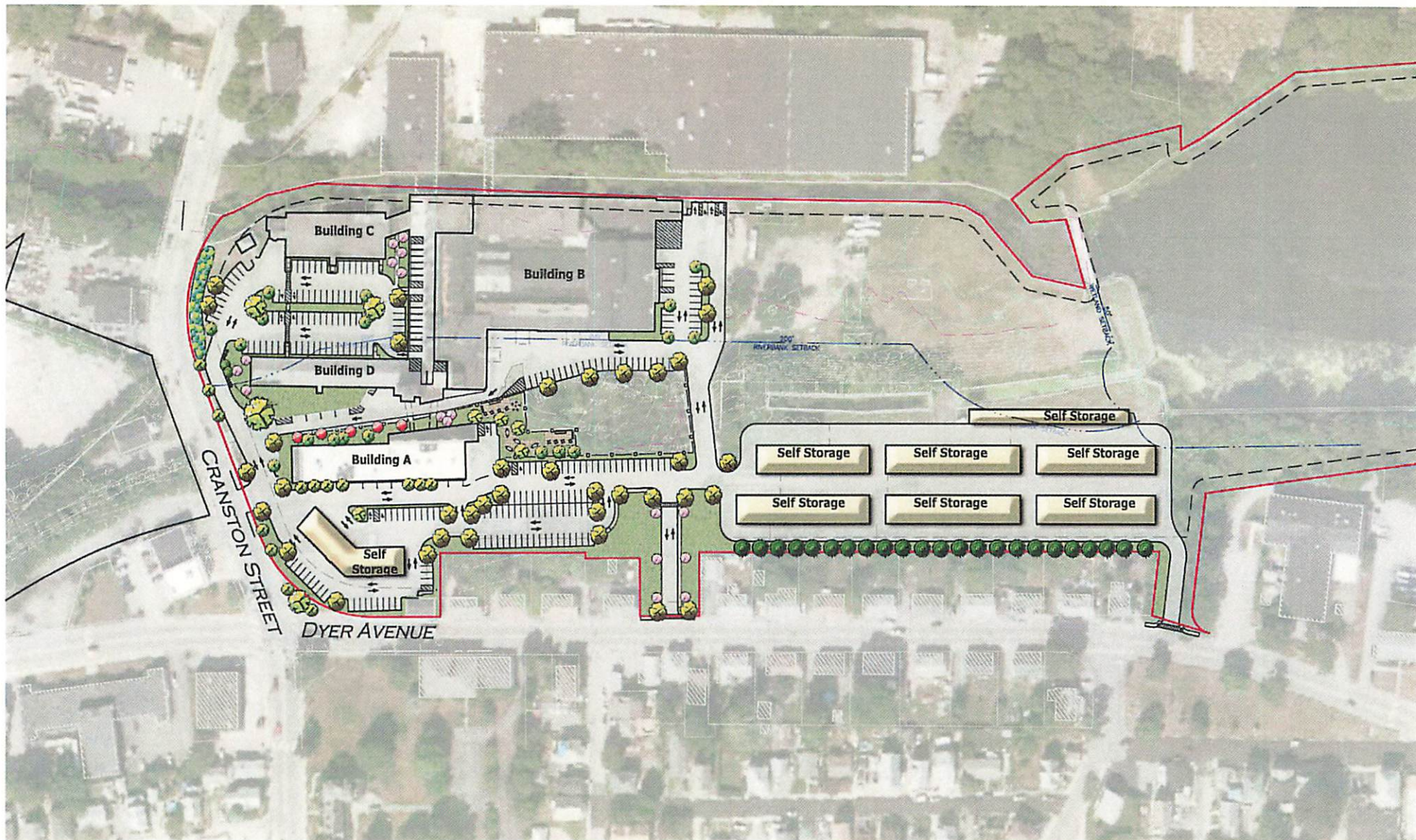
Cranston Print Works Redevelopment
Cranston, Rhode Island

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Cranston Print Works Redevelopment
Cranston, Rhode Island

