

*CITY OF CENTRAL FALLS
OFFICE OF PLANNING +
ECONOMIC DEVELOPMENT*



ADMINISTRATIVE RECOMMENDATION TO THE ZONING BOARD OF REVIEW

CASE 2016-01-13-1 (817 DEXTER STREET)



SUMMARY

Application Type: Special Use Permit

Address/AP/Ward: 817 Dexter Street
Assessor's Plat 6, Lot 295
Ward 5

Applicant: RI Self Storage LLC, PO Box 17097, Smithfield, RI 02917

Property Owner: TP Rental Properties, PO Box 17097, Smithfield, RI 02917

Parcel Size: --

Zoning: C-2

Project Description

The applicant is requesting a Special Use Permit for Storage and Warehousing in a C-2 Zone. The applicant acquired the property after the property was previously foreclosed upon and were not made aware that the Self-Storage business that had been operating there had never filed for or received a special use permit.

Discussion

Prior to approval of a Special Use Permit, the Board is required to make positive findings on the following standards:

- (1) That the special use is specifically authorized by sections 304 and 514 of this ordinance, and setting forth the exact subsection of this ordinance containing jurisdictional authorization;

Warehousing and Storage including open lot storage (if applicable) is authorized in a C-2 Zone by Sec. 304 , Table 4.0- 48 & 49 and by Sec 514.4 A.

- (2) That the special use meets all of the criteria set forth in the subsection of this ordinance authorizing such special use; and

There are no criteria set forth in the subsection of this ordinance authorizing such special use.

- (3) That the granting of this special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this ordinance or the comprehensive plan of the city;

The granting of this special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this ordinance or the comprehensive plan of the city as the building already exists and is largely vacant. This limited level of activity provides a benefit in an area of many underutilized/vacant commercial spaces. The bullet points below show how this project is in support of the City's Comprehensive Plan:

- State Goal 1, "To promote orderly growth and development that recognizes...the availability of existing and proposed public and/or private services and facilities."
- State Goal 1, Municipal Goal 5: "Encourage creative combinations of commercial and residential uses;"
- State Goal 2, "To promote an economic climate which increases quality job opportunities and overall economic well-being of each municipality and the State."
- State Goal 2, Municipal Goal 3, "Encourage small business development"
- State Goal 2, Municipal Goal 4, "Continue the Dexter Street Revitalization Initiative begun in 1997.
- State Goal 6, Municipal Policy 3, Continue to emphasize revitalization of the City's main business arteries, Dexter Street, Broad Street, and Lonsdale Avenue.

Recommendation

Based on the above discussion, staff believes that all standards have been met and recommends that the requested Special Use Permit be granted.