

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

APRIL 10, 2024

Application Type

Special Use Permit and Dimensional Variance

Neighborhood

Mt Hope

Applicant

RI DOH, Applicant and Charlesgate Nursing Center, Owner

Parcel

AP 2 Lot 619

Address

100 Randall Street

Parcel Size

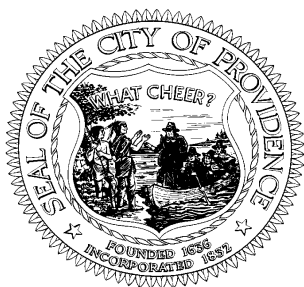
± 123,717 SF total

Zoning District

C-3

Variance Requested

1. Special use permit for transitional shelter
2. Dimensional variance for screening requirements for transitional center

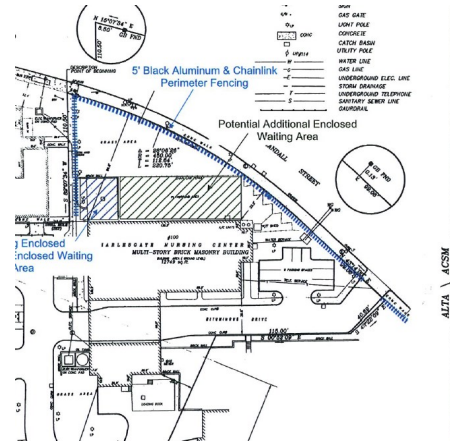


Updated: April 5, 2024

100 RANDALL STREET



Location Map



Plan with proposed fence

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Zoning Ordinance Table 12-1 and Section 1202.II., and a dimensional variance seeking relief from the screen requirements of Section 1202.II.1., to establish the use of the property as a Transitional Shelter.

Discussion

The subject property, proposed for use as a transitional shelter, is requesting relief from the requirement to screen the interior, side and rear lot lines as required per section 1202.II. Fencing on the exterior to separate the facility from Randall Street will be provided. The lot is part of a larger three building complex that provides social services and affordable housing. Per the applicant, putting up fencing would restrict movement between buildings on campus, access to adjacent buildings, and impede vehicular and pedestrian circulation. It is the DPD's opinion that this could amount to more than an inconvenience if erection of fencing were required. As the development is used for similar purposes and will be screened from Randall Street, operation of the shelter is not expected to have a negative effect on neighborhood character.

A site management plan is required for a special use permit for the facility. If the applicant submits a plan that satisfies the Board, the DPD would not object to granting the requested relief.

Recommendation

Based on the foregoing discussion, the DPD recommends that the dimensional relief be granted.

The special use permit should be granted subject to the following condition:
The applicant shall present a site management plan for the facility subject to the Board's review.