

# CITY PLANNING DEPARTMENT



## Memorandum – FINAL

**To:** City Plan Commission  
**From:** Kenneth R. Kirkland MPA, MRP, AICP; Asst. City Planning Director  
**Date:** October 3, 2023  
**RE:** Comstock Commercial Condominiums  
101 Comstock Parkway, Suite 24 – Assessors Plat 36/1, Lot 61-24  
**Application for Special Use Permit**

---

**Owner:** 101 Comstock 24 LLC  
**Applicant:** John B. Canning III  
**Location:** 101 Comstock Parkway, Suite 24  
**Zoning:** M-2 – General Industry  
**FLUM Designation:** Industrial

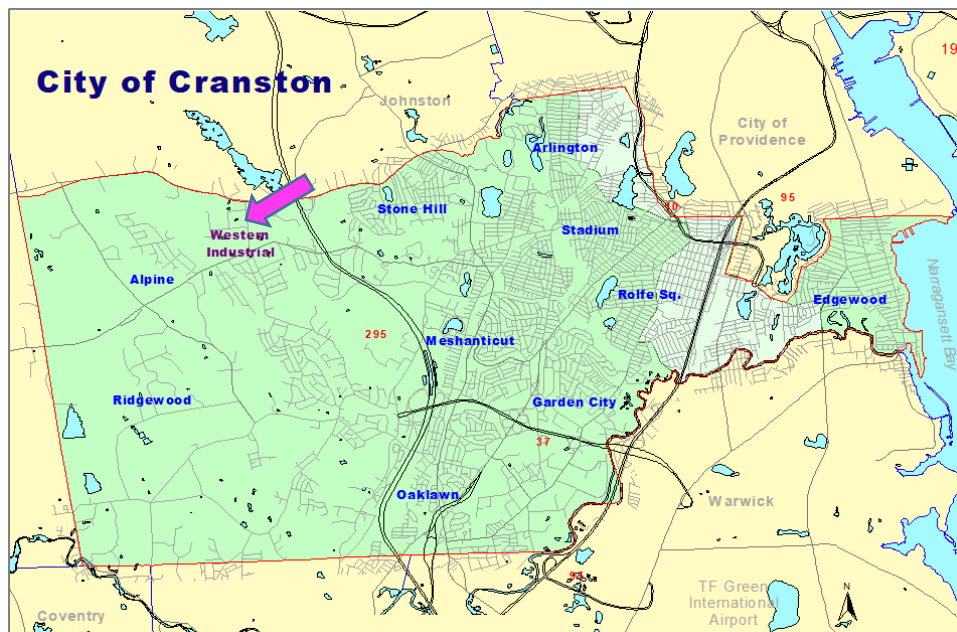
### Subject Property:

The subject property is located at 101 Comstock Parkway, identified as Plat 36/1, Lot 61-24, and has a total combined land area of 1.822± acres, (79,379± sq. ft.,) with frontage on Comstock Parkway. The property contains one (1) 32,500 sq. ft. building, divided into twenty-four (24) individual commercial condominium spaces.

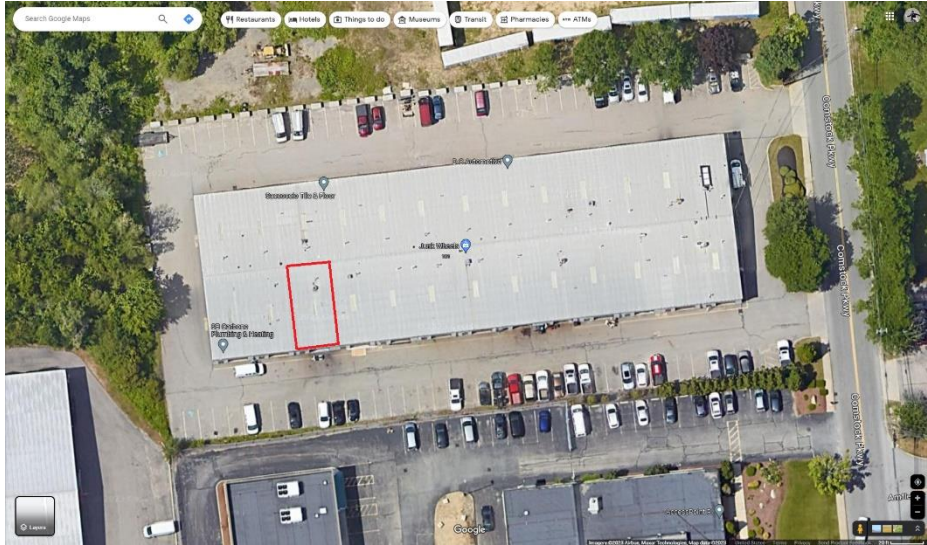
### Request:

To allow the operation of a motor vehicle repair and service establishment in an M-2 zone (17.20.030 – Schedule of Uses & 17.92.020 – Special Use Permits)

### LOCATION MAP



## AERIAL PHOTO



## STREET VIEW





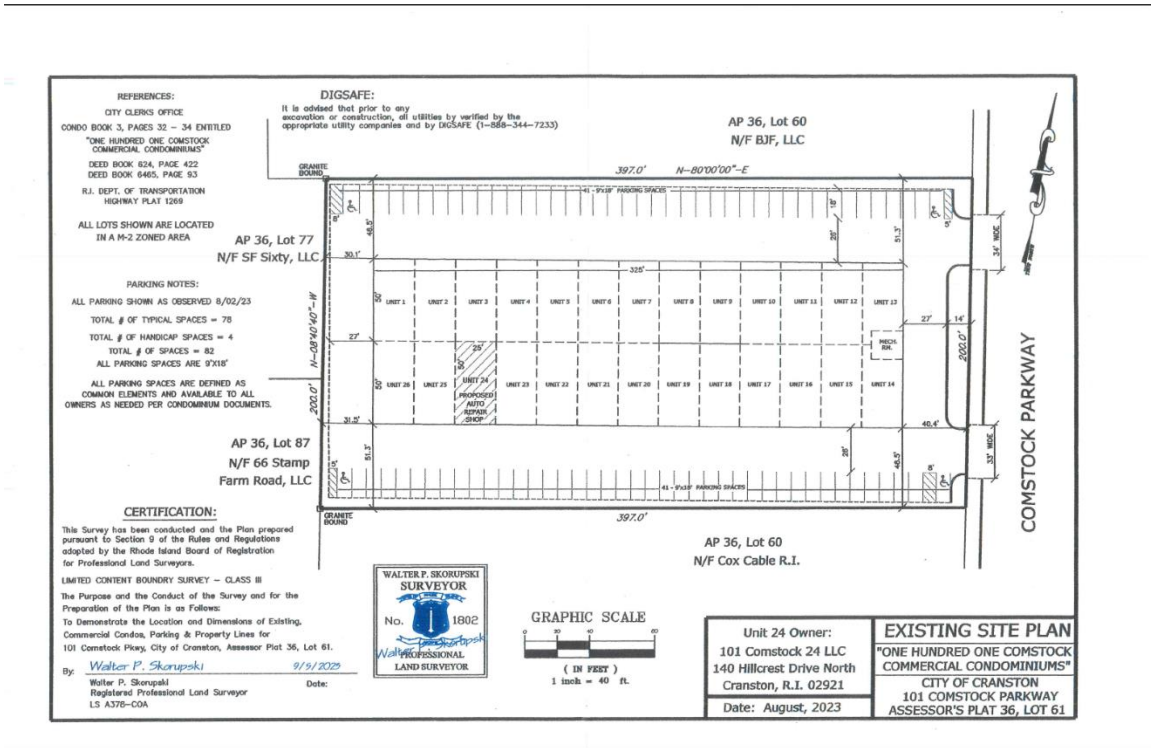
**SITE PHOTOS**







# PLAN



## Findings of Fact:

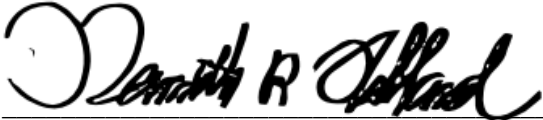
- The Applicant has requested specific relief in their Application, namely:
  - 17.92.020 – Special Use Permits
  - 17.20.030 – Schedule of Uses
- In accordance with the Special Use Permit requirements (Section 17.92.020), the Applicant shall comply with the following standards:
  - The proposed use will substantially conform to the scale and context of the surrounding developments;
  - It shall be compatible with its surroundings;
  - It shall not be injurious, obnoxious, or offensive to the neighborhood;
  - It shall not hinder the future development of the City;
  - It shall promote the general welfare of the City; and
  - It shall be in conformance with the purposes and intent of the Comprehensive Plan.
- Staff has reviewed this Application in consideration with the use's compatibility with the surrounding area that the proposed use does not impose undue nuisances beyond any other by-right use on this site and the surrounding area.
  - The property is located in the M-2 zoning district, (General Industry) and is surrounded by long-standing industrial uses in an established industrial park.
  - The property is currently commercial condominiums and provides twenty-six (26) spaces for various heavy commercial and industrial uses.
- The Future Land Use Map (FLUM) designates the subject property as "Industrial."
  - Per the Comprehensive Plan, M-1 and M-2 are appropriate zoning classifications for Industrial land designation.
  - Staff finds that the Application is directly consistent with the Future Land Use Map designation.

- The Comprehensive Plan outlines goals, policies, and concepts pertaining to industrial (re)development which Staff find support this Application, specifically:
  - Land-Use Goal 4: Ensure that sufficient land is properly zoned and provided with adequate infrastructure to provide for the City's future industrial development needs.
    - Land-Use Policy 4.2: Protect the capacity and integrity of roads, sewers and water systems serving the Howard and **Western Cranston Industrial Parks**, in order to preserve these areas as resources for long-term industrial development.
  - Economic Development Goal 3: Add to the City's taxable property base by constructing industrial and commercial structures which are properly designed and sited in keeping with environmental, planning and design considerations.
    - Economic Development Policy 3.1: Strengthen the standards for industrially zoned land to prevent the erosion of the City's supply of land suitable for these purposes.
  - Western Industrial Development, (pg. 26) makes a recommendation for promoting economic development in the industrial area west of I-295 to "Strengthen the zoning regulations governing M-1 and M-2 districts to ensure that industrial areas are not fragmented by incompatible uses."
  
- Staff notes that adequate parking is provided on-site, whereas the twenty-six (26) units, though their condominium documents, may share the eighty-two (82) spaces amongst themselves.

**Recommendation:**

In accordance with RIGL § 45-24-42(b)(3) and Section 17.92.020(A)(3)¶2 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,



Kenneth R. Kirkland, MPA, MRP, AICP  
Asst. City Planning Director

**Cc:** City Planning Director  
Applicant Representative, (R. Murray)  
File