

CITY PLANNING DEPARTMENT



Memorandum – FINAL

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP | Senior Planner
Date: January 29, 2025
RE: 0 & 40 Sharpe Drive – Assessors Plat 13, Lots 5, 45, 50 (portion) & 67
Application for Use Variance

Owner: Storage Five Cranston LLC
Applicant: G3 40 Sharpe Drive LLC (owns AP 13, Lot 45)
Location: 0 and 40 Sharpe Drive
Zoning: M-2 – General Industry
FLUM Designation: Industrial

Subject Property:

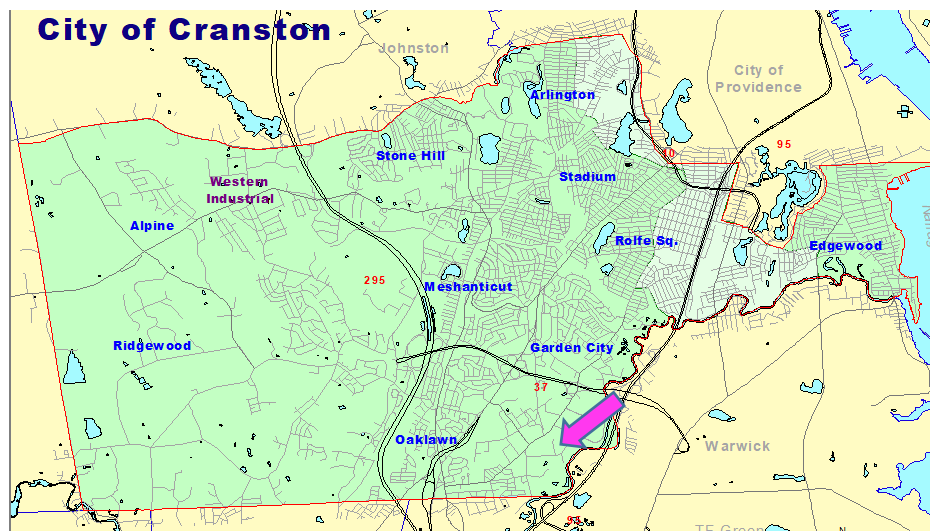
The subject property is located at 0 and 40 Sharpe Drive, identified as Plat 13, Lots 5, 45, portion of 50, and 67, and has a land area of 9.277± acres, (404,100± sq. ft.) with frontage on Sharpe Drive and Kenney Drive.

An Administrative Subdivision entitled "Storage Five Cranston" was recorded on January 7, 2025 which merged Lots 5 and 67, and parts of Lot 50 to create 2 parcels noted as Parcel A and B. While the new lot lines are on record, new tax maps have not been released yet to reflect these changes.

Request:

To allow relief from the table of uses to approve the use of motor vehicle storage and related motor vehicle sales as an accessory use to a car dealership (17.20.030 – Schedule of Uses and 17.92.010 – Variances).

LOCATION MAP



0 & 40 Sharpe Drive

LEGEND

- GREEN LINE: PARCEL A
- PURPLE LINE: PARCEL B

NOTES

1. THE PLAT IS SUBJECT TO ALL RIGHTS OF EASEMENTS, EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.
2. THE PLAT IS SUBJECT TO ALL RIGHTS OF EASEMENTS, EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.
3. THE PLAT IS SUBJECT TO ALL RIGHTS OF EASEMENTS, EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS OF RECORD.
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GRAPHIC SCALE

0 100 200 FEET

ADMINISTRATIVE REVISION RECORD PLAT OF PARK COUNTY INDUSTRIAL PLAT OF PARK COUNTY INDUSTRIAL

OWNER: PARK COUNTY INDUSTRIAL

PROJECT: PARK COUNTY INDUSTRIAL

DATE: 10/15/2010

BY: CHARLES E. LEINT

FOR: PARK COUNTY INDUSTRIAL

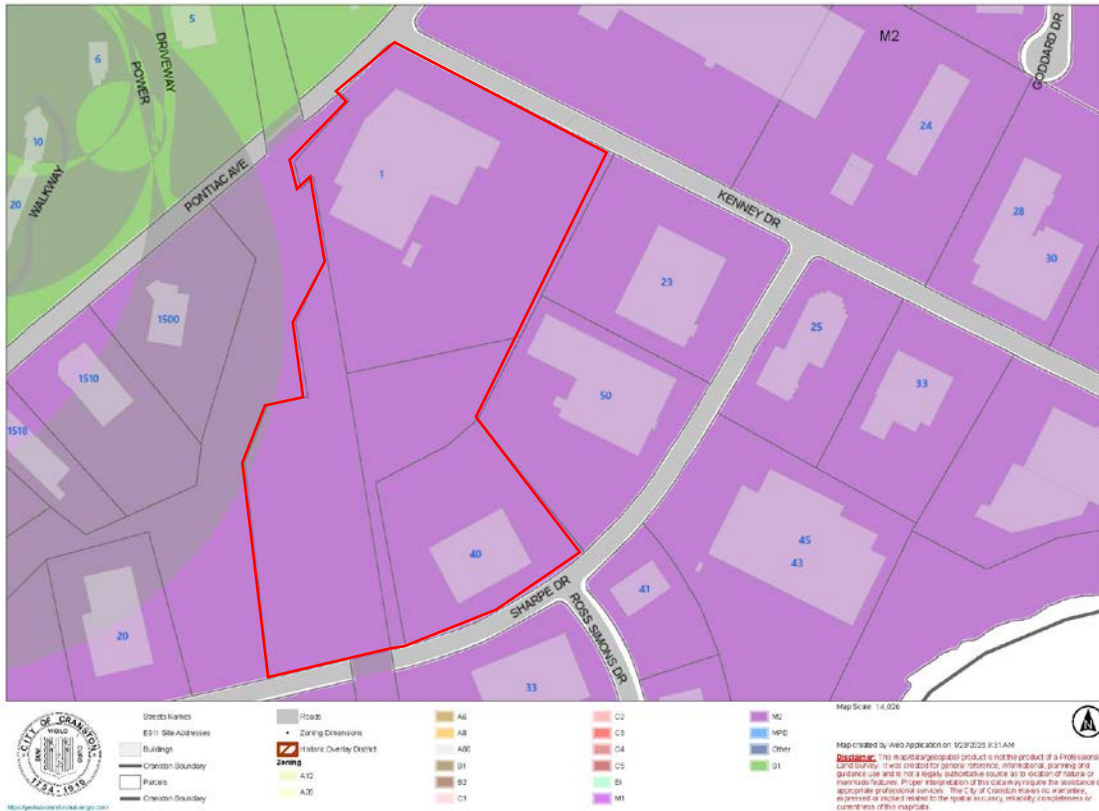
PROJECT: PARK COUNTY INDUSTRIAL

DATE: 10/15/2010

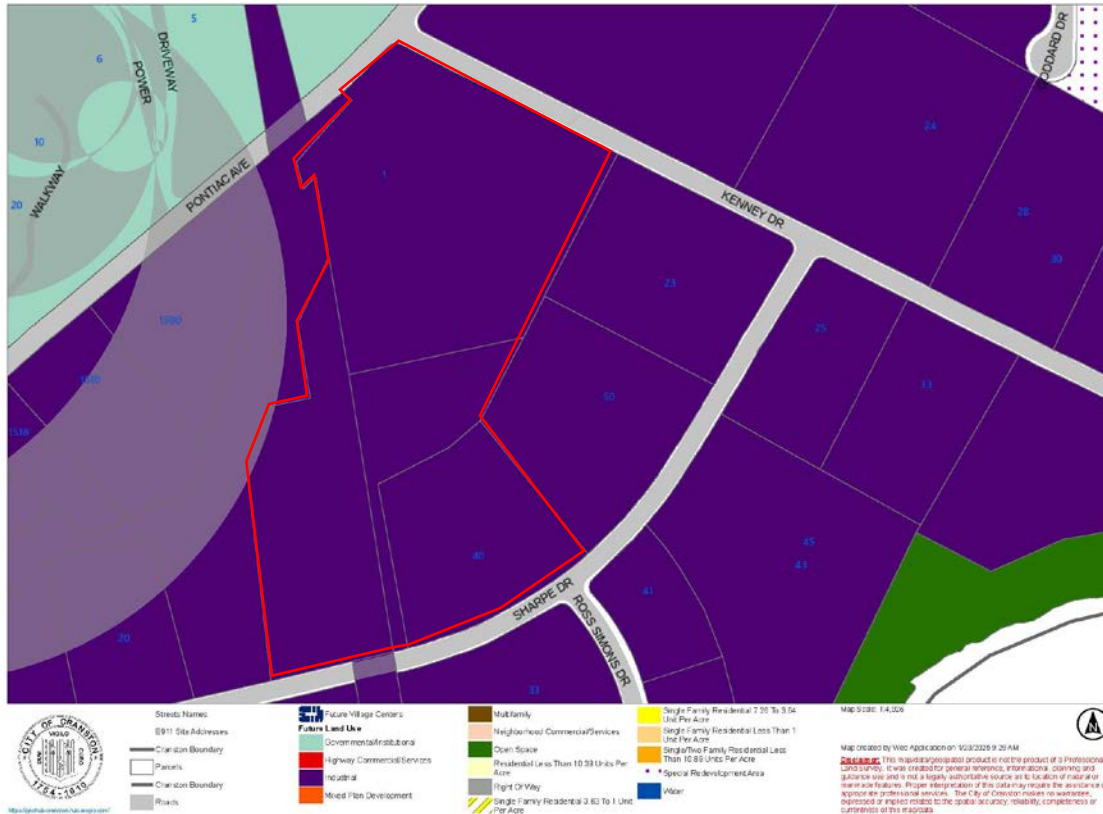
BY: CHARLES E. LEINT

FOR: PARK COUNTY INDUSTRIAL

ZONING MAP



FUTURE LAND USE MAP



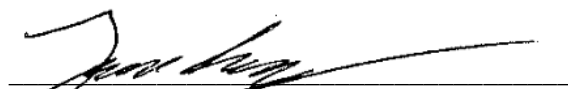
Findings of Fact:

- The Applicant has requested specific relief in their Application, namely:
 - 17.20.030 – Schedule of Uses
 - Motor vehicle storage is not permitted in any district
- Staff has reviewed this Application in consideration of the compatibility with the general character of the surrounding neighborhood 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 are commercial and industrial in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
 - The part of the property designated as Lots 5 and 67, and the portion of 50 (all listed as Parcel B on the Site Plan) already feature a significant amount of pavement for parking for the now largely defunct Swarovski manufacturing building which has been approved to be converted to self-storage, a use that requires very little parking and produces few vehicle trips. Motor vehicle storage in that area would be aligned with the area's existing use as a parking lot.
- The Future Land Use Map (FLUM) designates the subject property as “*Industrial*.”
 - The Comprehensive Plan is silent on the specific use of motor vehicle storage.
 - Motor vehicle storage is considered an industrial use in the Zoning Ordinance and thereby is compatible with the FLUM designation of “*Industrial*”.
- Staff find that the following goals, policies, and action items outlined in the Comprehensive Plan pertaining to residential (re)development support the approval of this Application:
 - Goal ED-2: Attract capital into the Cranston area and expand the City's economic base.
 - Policy ED-21: Preserve and increase employment opportunities for Cranston residents.
 - Policy LU-11: Prevent the intrusion of commercial land retail activities into industrial zones, particularly those that might lead to strip commercial development. However, mixed-use commercial office and industrial parks and auxiliary commercial activities that serve the needs of an industrial park should not be discouraged.

Recommendation:

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



Jonas U. Bruggemann, MSCRP
Senior Planner/Administrative Officer

Cc: City Planning Director
File