



THE CITY OF NEWPORT, RHODE ISLAND

Planning Board

June 14, 2021

RE: Broadway Transitional Zoning

Dear Mayor Napolitano and members of the City Council:

At the May 26, 2021 City Council meeting, the Council received and referred to the Planning Board for finding and recommendation a petition to amend the zoning ordinance to convert five properties on Broadway from Residential 10,000sf minimum (R-10) to Limited Business (LB).

The Planning Board reviewed this petition at its June 7, 2021 regular meeting. The Board was generally supportive of utilizing zoning regulations reflective of the built environment and supportive of a walkable community, but concerned about further intensification of use and/or dimension with the additional intensities afforded in the LB zone.

After recognizing and considering the purposes of zoning as presented in the Newport Zoning Ordinance and reviewing relevant goals, policies and actions of the Comprehensive Plan, a motion of the Board to find the petition consistent with the Comprehensive Plan passed unanimously, subject to the following conditions:

1. 169 Broadway (AP 19 Lot 14) shall be rezoned with the subject properties, as referenced as a possibility in the petition. This property is similar in use and dimension to the subject properties and is situated between the subject properties and the General Business (GB) Zone.
2. Standard restaurants shall require a special use permit on the rezoned properties.
3. Fast food restaurants, gas stations, drive throughs and commercial parking lots shall not be permitted on the rezoned properties.
4. Exterior alterations to the properties shall be approved by the Director of Planning and Economic Development for consistency with the purposes of zoning, as outlined in Section 17.04.020 of the City of Newport Code of Ordinances.

With these conditions of approval, the Board voted unanimously to recommend passage of the petition.

Sincerely,

Patricia Reynolds
Director of Planning and Economic Development
Administrative Officer to the Planning Board