

**CITY OF NEWPORT
PLANNING BOARD**
Statement of Consistency with Comprehensive Plan

STAFF REPORT

Meeting: **August 5, 2019**
Filed: **June 27, 2019**

Location: **267 Spring Street**
Plat/Lot: **Plat 27 Lot 138**

Applicant/Owner: **Peter Andre Arguimbau**

Issue:

The applicant has applied to convert the use of the second and third floors of a mixed-use structure to a guest house use with onsite owner occupant/resident manager in an R-3 zone.

As part of the Zoning Board of Review (ZBR) application process, the Planning Board has been requested to provide the ZBR “a statement on the general consistency of the petition with the goals and purposes of the (Newport) comprehensive plan.” (*Newport Zoning Board of Review Policies & Procedures*)

Analysis: Consistency with the Comprehensive Plan

It is my professional opinion that a “statement on the general consistency of the petition with the goals and purposes of the comprehensive plan” on this application should consider the following provisions of the Comprehensive Plan:

Goal LU-1 – To provide a balanced city consisting of residential, commercial and employment uses consistent with the character, environmental resources and vision of the community

Policy LU-1.7 – The City shall protect the existing character of residential neighborhoods while encouraging local neighborhood business.

Goal ED-1 – To develop a robust and diverse economy, providing suitable employment opportunities for residents, and a stable tax base

Goal H-2 – To preserve and enhance existing moderate workforce and low moderate income (LMI) housing.

Goal H-3 – To reduce the percentage of seasonally vacant homes and increase neighborhood stability and vitality.

The Newport Comprehensive Plan was found to be consistent with the goals, findings, and intent of the Rhode Island Comprehensive Planning and Land Use Act (RIGL 45-22.2-3) by the Rhode Island Division of Statewide Planning in 2017 for a ten-year period, per RIGL 45-22.2-12. The purpose of a municipal comprehensive plan is to “achieve the goals established within” RIGL 45-22.2-3:

- (1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, the availability of existing and proposed public and/or private services and facilities, and is consistent with available resources and the need to protect public health, including drinking water supply, drinking water safety, and environmental quality.*
- (2) To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.*
- (3) To promote the production and rehabilitation of year-round housing and to preserve government subsidized housing for persons and families of low and moderate income in a manner that: considers local, regional, and statewide needs; housing that achieves a balance of housing choices, for all income levels and age groups; recognizes the affordability of housing as the responsibility of each municipality and the state; takes into account growth management and the need to phase and pace development in areas of rapid growth; and facilitates economic growth in the state.*
- (4) To promote the protection of the natural, historic and cultural resources of each municipality and the state.*
- (5) To promote the preservation of the open space and recreational resources of each municipality and the state.*
- (6) To provide for the use of performance-based standards for development and to encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources, and achieving a balanced pattern of land uses.*
- (7) To promote consistency of state actions and programs with municipal comprehensive plans, and provide for review procedures to ensure that state goals and policies are reflected in municipal comprehensive plans and state guide plans.*
- (8) To ensure that adequate and uniform data are available to municipal and state government as the basis for comprehensive planning and land use regulation.*
- (9) To ensure that municipal land use regulations and decisions are consistent with the comprehensive plan of the municipality, and to ensure state land use regulations and decisions are consistent with state guide plans.*
- (10) To encourage the involvement of all citizens in the formulation, review, and adoption, or amendment of the comprehensive plan.*

In developing its “statement on the general consistency of the petition with the goals and purposes of the comprehensive plan” the Planning Board should perform investigations as to:

- How this expansion of this conditional use will take advantage of existing structures and services, or not
- How this expansion of this conditional use will develop a robust and diverse economy, providing suitable employment opportunities for residents, and a stable tax base, or not
- How it will protect the existing character of residential neighborhoods while encouraging local neighborhood business, or not
- How it will preserve and enhance moderate workforce and Low and Moderate-income housing, or not
- How it will reduce the percentage of seasonally vacant homes and increase neighborhood stability and vitality, or not

- How it promotes the protection of the natural, historic, cultural, open space, and recreational resources of the City of Newport and the State of Rhode Island, or not
- Whether or not the conversion is consistent with the character, environmental resources and vision for the community

Staff: Peter Friedrichs, City Planner

Date: July 23, 2019