

**City of Newport  
Department of Planning and Economic Development  
Staff Report to the Planning Board**

**Statement of Consistency with the Comprehensive Plan**

Meeting: March 2, 2020  
Applicant: Bruce A. Moniz  
Petition: Special Use Permit and Dimensional Variance

The applicant has applied to create a fast-food restaurant use in an existing mixed-use structure he owns at 489 Thames Street, a WB zone.

**Standards of Review**

As part of the Zoning Board of Review (ZBR) review process, the Planning Board has been requested to provide the ZBR “an opinion as to the petition’s conformance to the (Newport) comprehensive plan.” (Newport Zoning Board of Review Policies & Procedures)

Staff have reviewed the following components of the Comprehensive Plan in order to determine consistency:

*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-1.6 – The City shall encourage upgrading, beautification, revitalization, and environmentally appropriate reuse of existing commercial areas.*

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

*5.4 Newport Neighborhoods*

*Lower Thames Street is characterized by mixed-use developments. Wide ranges of businesses occupy the lower floors of the two to three story buildings, while residential apartments occupy the upper levels.*

This family multi-use property is consistent with the character of Lower Thames and Newport as a whole. While they single use containers and freezers pose some environmental risk, they are integral to summertime activities. Edible containers are a step in the right direction. Owner-operation has been demonstrated to build more stable communities.

**Planning Department Recommendations**

The Planning Department recommends the Planning Board find this petition consistent with the Comprehensive Plan.