

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

Statement of Consistency with the Comprehensive Plan

Meeting: July 13, 2020
Applicant: Jeff Brooks
Petition: Special Use Permit

The applicant has applied chickens within the home occupancy provisions of the zoning ordinance on owner-occupied residential property they own at 11 ½ Newport Ave. (AP 14, Lot 133), an R-10 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.

Goal H-1 – To preserve and protect existing housing resources in the community.

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.

Goal T-5 – To provide sufficient and suitably located parking, designed to eliminate, mitigate or reduce impacts.

This is typical home in the residential area of the Broadway neighborhood. Minimal changes are proposed to the property. The parking area still seems usable from the submitted site plan.

Planning Department Recommendations

The petition appears to have minimal effect on the subject property and the surrounding area. The Planning Department recommends the Planning Board find this petition consistent with the Comprehensive Plan.