

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

Statement of Consistency with the Comprehensive Plan

Meeting: October 5, 2020
Applicant: Tracy Coppla
Owner: Bellevue Plaza, LLC
Petition: Special Use Permit

The applicant has applied to create a fast-food restaurant use in an existing mixed-use structure they rent at 260 Bellevue Avenue (AP 33, Lot 57), a GB 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.

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

This project will support the character of Bellevue Plaza. There are no proposed substantial exterior modifications as part of the petition. The applicant will be selling nutritional shakes and promoting a healthy lifestyle. This applicant is filling a vacant storefront. There is not a plethora of healthy fast-food options in the area. It does not appear the operations of the restaurant will substantially impact the abutting residences.

Planning Department Recommendations

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