



Town of Coventry
Department of Planning and Development
1675 Flat River Road, Coventry, RI 02816
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To: The Honorable Town Council
From: Doug McLean, Director of Planning and Development
Date: September 15, 2026
Re: Proposed Amendments to Coventry Comprehensive Plan - Housing and Land Use Chapters

This memorandum is to provide background information on proposed amendments to the recently approved Comprehensive Plan, specifically the Housing and Land Use Chapters. The Town Council is the municipal body ultimately responsible for approving a Comprehensive Plan amendment, and shall hold a minimum of one Public Hearing on this matter.

The DRAFT Housing Chapter Update is a full re-write and replacement of the locally adopted Chapter 5 – Housing within the Comprehensive Plan. The revised Housing Chapter provides a profile and assessment of local housing needs, an analysis of barriers to housing development, a new implementation matrix with goals, policies, and action items, and an updated affordable housing production plan. An additional DRAFT amendment to the Land Use Chapter will insert a new appendix that provides an updated buildout and housing capacity analysis for future residential growth, among related changes. In association with the updated buildout analysis, staff has also provided targeted edits to the Town’s language around its Future Land Use Map (FLUM) categories. These documents are linked as PDFs on the following 2026 Comprehensive Community Plan Update webpage:

<https://coventryri.gov/comprehensive-plan>

The local Comprehensive Plan amendment process is further outlined in RIGL § 45-22.2-8, which begins with the Planning Commission preparing the document, gathering public feedback, holding a public hearing, and providing a recommendation to the Town Council on said amendment. As part of the preparation of the Housing Chapter Update, the Town held a Public Workshop on July 20, 2026 entitled “A Coventry Housing Listening Session,” in which both local decisionmakers and members of the general public attended and participated.

The Planning Commission held a public hearing on August 26, 2026 and forwarded a positive recommendation on the DRAFT Housing Chapter and Land Use Chapter Updates, with positive findings affirming the consistency of the proposed amendments with the goals set forth in RIGL 45-22.2-3(c). The signed and recorded Planning Commission recommendation, dated September 2, 2026, is attached hereto for review. No public comments were received during or since the Planning Commission hearing, but prior comments from Cheryl Kane are attached.

As a future step, the State will review and approve the DRAFT Housing Chapter and Land Use Chapter Updates once approved by the Town Council. The Division of Statewide Planning is the agency responsible for the state-level review and adoption of these amendments. The state adoption process is further detailed in RIGL § 45-22.2-9. The full 2026 Comprehensive Plan was adopted by the Town Council in June 2026, and is currently being reviewed by the Division of Statewide Planning, who will return comments to Town staff in the next two months. Once adopted, the DRAFT Updates would be inserted into the full Comprehensive Plan and resubmitted to the State prior to the conclusion of their ongoing review.

If you have any questions or would like additional information on this matter, please do not hesitate to contact me: dmclean@coventryri.gov or 822-9184.