

PLANNING DEPARTMENT MEMORANDUM

TO: Coventry Planning Commission

FROM: Doug McLean, Director of Planning and Development

DATE: August 20, 2026

SUBJECT: Advisory Recommendation on Ordinance 2026-21; Proposed Zone Change for AP 28 Lot 3.1 (1119 Tiogue Avenue)

Al Medici, on behalf of Michael Baird, has proposed an amendment to the Town of Coventry Zoning Code, identified as Ordinance 2026-21 (attached to this memorandum). This Ordinance makes amendments to Sec. §255-510 – Zoning Map to rezone AP 28 Lot 3.1, with an address of 1119 Tiogue Avenue, from Planned Development (PD) to General Business (GB).

Context

Although the ultimate authority to amend the municipal Zoning Map resides with that municipality's Town Council, R.I. Gen. Laws § 45-24-51 ("Adoption – Review by planning board or commission.") establishes that the Planning Commission's role in the process begins upon referral of proposed amendments, and describes that role as follows: "...The planning board or commission shall, in turn, notify and seek the advice of the city or town planning department, if any, and report to the city or town council within forty-five (45) days after receipt of the proposal, giving its findings and recommendations as prescribed in § 45-24-52."

The Town Council conducted a first reading of this Ordinance on July 28, 2026, and again on August 25, 2026 after an error was found in the original document, and therefore the next step in the Town's review process is for the Ordinance to be reviewed by the Planning Commission at its August 26, 2026 meeting for an advisory recommendation.

Proposed Rezone of Subject Parcel

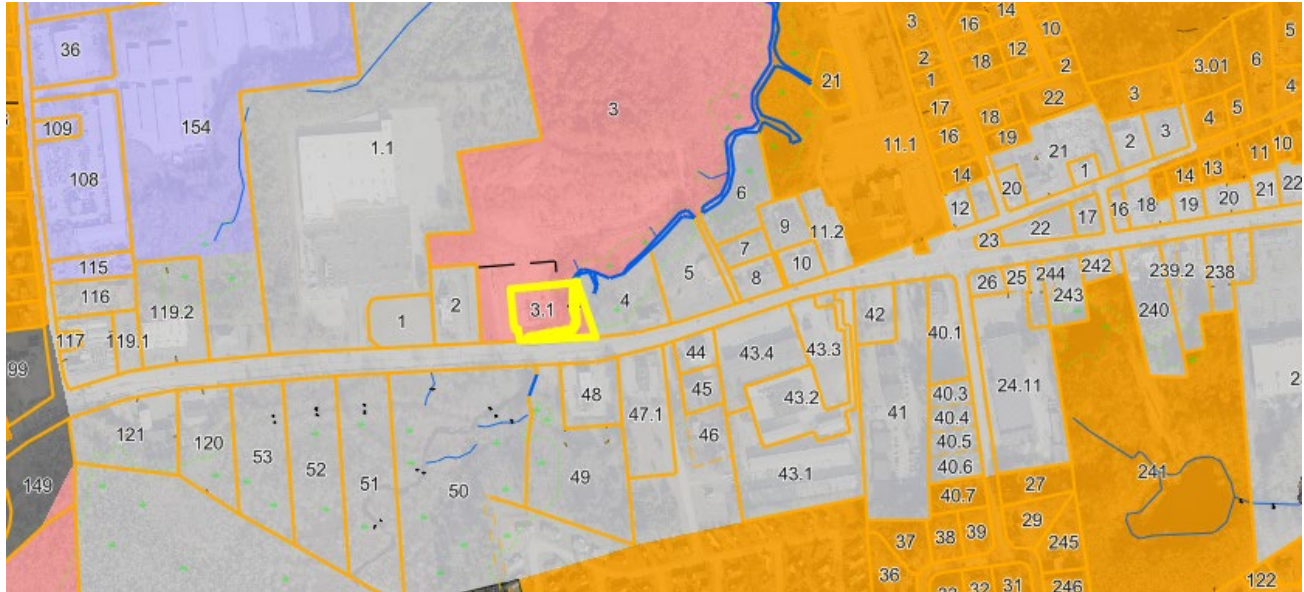
The applicant is proposing to change the zoning designation of the parcel at 1119 Tiogue Avenue from Planned Development (PD) to General Business (GB). This rezone is actually changing the parcel back to its original zoning designation. Planning Staff believe that this is an appropriate ask and offer the following rationale and historical context.

AP 28 Lot 3.1 was originally part of AP 28 Lot 3, which was the old Almacs property. This whole parcel was zoned General Business (GB), but was rezoned to Planned Development (PD) in May 2006 at the conclusion of the Master Plan stage of the "Brookside Center Renovation" application. Lot 3.1 was created in March 2010 by a Minor Subdivision, and kept the Planned Development zoning designation. The current structure on the parcel, formerly used as a bank, has been there since the 1980's.

The applicant would like to rezone the parcel back to General Business, which would give more flexibility in the future than the current PD zone allows for. It is worth noting that this parcel lies in

the Special Planned Overlay District, and any future application would have to abide by those design standards during any Major/Minor Land Development application process.

As shown in the map below, Tiogue Avenue is zoned General Business on each side of the roadway with few exceptions. This zone change would continue that zoning approach for a continuous land use pattern along Tiogue Avenue.



Findings of Fact

Planning staff requested that the applicant provide evidence and rationale for the following Findings of Fact before this staff report was published, but have not yet received the information requested. Planning staff's responses are detailed below.

Staff has conducted an orderly, thorough, and expeditious review of this proposed ordinance for conformance with required standards set forth in RIGL § 45-24-52, as well as in the Town of Coventry's Comprehensive Plan and Zoning Code, and finds as follows:

RIGL § 45-24-52 ("Adoption – Review by planning board or commission.") states that, "Among its findings and recommendation to the city or town council with respect to a proposal for adoption, amendment, or repeal of a zoning ordinance or zoning map, the planning board or commission shall:"

"(1) Include a statement on the general consistency of the proposal with the comprehensive plan of the city or town, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and

1. The locally adopted 2026 Comprehensive Plan Future Land Use Map (FLUM) denotes this parcel as commercial, which is in line with the proposed zoning change.

"(2) Include a demonstration of recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30."

2. The proposed zone change is consistent with the applicable purposes of zoning as presented in Rhode Island General Laws (RIGL) § 45-24-30 and the Town of Coventry Code of Ordinances § 255-110, specifically:
 - a. The proposed ordinance “provide[s] for a range of uses and intensities of uses appropriate to the character of the Town and reflecting current and expected future needs.” The surrounding parcels, with the exception of the parcel to the north, are all General Business zoned parcels. Tiogue Avenue is one of the Town’s main commercial corridors, and thus, is an appropriate location for the GB zone.
 - b. The proposed ordinance also “provide[s] for orderly growth and development” by focusing the development of the parcel to be in line with surrounding parcels which will ensure continuity in the type of development.

Recommendation

Staff finds proposed Ordinance 2026-21 to be consistent with the standards for the required findings of fact set forth in RIGL § 45-24-52 and Coventry Zoning Section § 255-110 with regard to the Town of Coventry’s Comprehensive Plan and Purposes of Zoning Code. Staff therefore recommends that the Planning Commission adopt the documented findings of fact and forward a **positive recommendation** to the Town Council.