



Town of Coventry  
Department of Planning and Development  
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To: The Honorable Town Council  
From: Doug McLean, Director of Planning and Development  
Date: September 4, 2025  
Re: Planning Commission Recommendation and Background on Ordinance 2025-19

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This memorandum serves as cover to the enclosed Planning Commission recommendation on Ordinance 2025-19 (Coventry Centre Planned District). At its August 27<sup>th</sup> meeting, the Planning Commission voted to provide a **positive recommendation to the Town Council**, and also voted to approve the associated Major Land Development - Master Plan Application, contingent on the Council's final decision on Ordinance 2025-19. There are additional steps in the Major Land Development review process following the Master Plan and Zoning Change considerations, so the project is not considered complete or fully approved by the Planning Commission at this time

As general background on the proposed Major Land Development, the "Coventry Centre" project would be located at the corner of Arnold Road and New London Turnpike, on AP 7, Lots 23 and 24. Both of the subject lots are currently zoned I-1 (Industrial) and are practically vacant aside from one unoccupied house. The applicant proposes to redevelop this 16-acre site with commercial uses on Lot 23 (directly facing the intersection), and residential uses on Lot 24. The proposed commercial uses would combine for a total of 48,000 GSF dedicated to a mix of retail, restaurant, drive-thru, and gas station/convenience store uses. The proposed residential uses would combine for a total of 4 buildings and 218 multifamily units, a percentage of which shall be deed-restricted affordable. For detailed background materials on this proposed Major Land Development, including the Planning Staff Report, the applicant's Traffic Study, and the Town's 3<sup>rd</sup> party peer review of the Traffic Study, please visit the following URL:  
<https://www.coventryri.gov/node/13226>.

The applicant has proposed a number of changes to Ordinance 2025-19 since its original posting. The Planning Commission's recommendation took these proposed changes into account.

The changes that were discussed prior to the August 27<sup>th</sup> meeting were as follows:

- Line 111 - deletion of the phrase "...not to be located in residential areas..."
- Line 120 - add phrase "...; walk in and urgent care;..."
- Line 170 - changing 60' to 65'
- Line 230 - replacement of the phrase "...are not permitted. Parapets..." with "...shall be avoided; however, parapets..."
- Renumbering throughout the document to conform to the Code's existing numbering convention (alternating letters and numbers)

Planning Staff were aware of these changes prior to the meeting and have no concerns with them.

During the August 27<sup>th</sup> Planning Commission meeting, the applicant requested one additional change as follows:

- Line 147 – change the required percentage of affordable (LMI) units from "18%" to "15%."

Planning staff were not aware of the above noted change prior to the August 27<sup>th</sup> meeting.

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

## DECISION

### PLANNING COMMISSION RECOMMENDATION TO TOWN COUNCIL ON ORDINANCE 2025-19 ZONE CHANGE PETITION TO "COVENTRY CENTRE PLANNED DISTRICT"

DATE OF MEETING: August 27, 2025

PETITIONER: Starr Capital, LLC

SITE LOCATION: 666 Arnold Rd (AP 7, Lot 23) and 2271 New London Tnpk (AP 7, Lot 24)

CURRENT ZONE: I-1 (Industrial)

PROPOSED ZONE: "COVENTRY CENTRE PLANNED DISTRICT" (PD Zone)

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This matter came before the Planning Commission for a recommendation to the Town Council on a Zone Change Petition by Starr Capital, LLC for 2 subject properties, AP 7, Lots 23 and 24, to change the zone from I-1 (Industrial) to a new zone "Coventry Centre Planned District" (PD Zone). This Zone Change Petition was submitted in tandem with an associated Major Land Development - Master Plan Application to develop commercial uses on Lot 23, and residential uses on Lot 24. The proposed commercial uses would combine for a total of 48,000 GSF dedicated to a mix of retail, restaurant, drive-thru, and gas station/convenience store uses. The proposed residential uses would combine for a total of 4 buildings and 218 multifamily units, a percentage of which shall be deed-restricted affordable.

The associated Major Land Development - Master Plan Application received conditional approval at the August 27, 2025 meeting of the Planning Commission, contingent upon obtaining Town Council approval of the immediate Zone Change Petition. The conditional Master Plan Approval was recorded on 9/4/25.

#### ***It is hereby DECREED:***

Upon motion made by Member Kenney, and seconded by Member Preiss, the Coventry Planning Commission forwards a **positive recommendation** to the Coventry Town Council with respect to Proposed Ordinance 2025-19. This positive recommendation is made on the Ordinance as it was originally posted, and additionally recommends positive consideration of the edits proposed by the applicant since its original posting, inclusive of those edits discussed prior to the August 27<sup>th</sup> meeting and those edits requested verbally during the meeting.

The Planning Commission's recommendation is based upon the following Findings of Fact:

## Findings of Fact

*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 Commission has found that the applicant has established through its submitted Planning Report and other application materials that the proposed ordinance is generally consistent with the intent of the Comprehensive Plan.

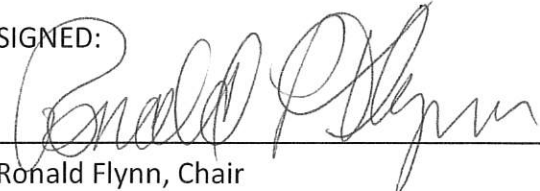
*"(2) Include a demonstration of recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30."*

2. The Commission has found that based on the materials submitted by the applicant in support of this application, the proposed ordinance would be consistent with the applicable purposes of zoning as presented in § 45-24-30 – for example, § 45- 24-30 (a)(2), which lists one purpose of zoning as "Providing for a range of uses and intensities of use appropriate to the character of the city or town and reflecting current and expected future needs."

The following votes were cast on this matter:

|                          |     |
|--------------------------|-----|
| Chairman Ronald Flynn    | Aye |
| Secretary Glenn Anderson | Aye |
| Member Michael Burke     | Aye |
| Member James Kenney, II  | Aye |
| Member John Preiss       | Aye |
| Member Chuck Smith       | Aye |
| Member John Studley, IV  | Aye |

SIGNED:

  
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Ronald Flynn, Chair

Coventry Planning Commission

9-3-25  
\_\_\_\_\_  
Date