



**Town of Middletown
Planning Department**

350 East Main Rd., Middletown RI 02842 (401) 849-4027

MEMORANDUM

To: Hon. Paul M. Rodrigues, President
Town Council Members

From: Paul A. Croce, Chairman
Middletown Planning Board

Date: June 14, 2021

RE: Comprehensive Plan/ Zoning Map consistency – Proposed amendments to the
Comprehensive Plan, Future Land Use Plan and Zoning Map

Achieving consistency between the Middletown Comprehensive Community Plan, adopted in 2015, and the current Zoning Map was identified by the Town Council as a high priority item for the Planning Board. Over the past few years several amendments to the Zoning Map were adopted by the Town Council. Remaining inconsistencies between the Zoning Map and the Comprehensive Plan's Future Land Use map were identified for further action through proposed revisions to the Future Land Use map, Map L-4 of the Comprehensive Plan. Several of these amendments have also been adopted. The most recent set of proposed amendments were referred back to the Planning Board for reconsideration due to concerns raised by property owners in one of the affected neighborhoods, Toni-Lynn Terrace, about the proposal to re-designate the neighborhood, which is zoned R-10, to high-density residential.

In accordance with the procedures set forth in Town Code section 32.49, and state law (Section 45-22.2-8 RIGL), and following an advertised public hearing, the Planning Board voted to approve amendments to the Middletown Comprehensive Community Plan as well as a recommendation to amend the Middletown Zoning Ordinance to recognize the current development pattern in the neighborhood. The eight impacted lots all exceed 20,000 sq.ft. in area. As such, a recommendation to re-zone the properties to R-20 and change the comprehensive plan designation to medium-density residential was considered during the public hearing held on June 9, 2021. Following discussion and consideration of written and verbal testimony provided by several of the property owners expressing support for this proposal, the proposed amendments were approved and forwarded to the Town Council for consideration.

As required when providing a recommendation on a zoning ordinance amendment the board made the following findings:

- (1) The proposed amendment is generally consistent with the Middletown Comprehensive Community Plan, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and
- (2) This recommendation is made in recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30 RIGL

Attached, please see maps which depict the proposed amendments to the Comprehensive Plan Future Land Use Plan and the zoning map noted below:

Plat, Lot	Address	Future Land Use Plan, current designation	Proposed Future Land Use Plan Designation	Current Zoning	Proposed Zoning
121NW 104	278 RESERVOIR RD	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 106	3 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 107	5 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 108	7 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 109	8 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 110	6 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 111	4 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20
121NW 112	2 TONI-LYNN TERR	Low Density Residential	Medium Density Residential	R-10	R-20

Thank you for your consideration of these proposed amendments. Please contact me with any questions or concerns.

Sincerely,



Paul A. Croce, Chairman
Middletown Planning Board