

TO: Planning and Zoning Commission
FROM: Jana Roberson, AICP, Director of Planning and Development
DATE: April 14, 2025
RE: Staff Guidance re: **PZC-25-2**

PZC-25-2 – Proposed modification of the Zoning Map in the vicinity of 1409 Main Street to reclassify the entire 2.05-acre parcel as Village Gateway Zone.

A Zoning Commission uses its legislative authority in acting on a Zoning Map boundary change. Only the Zoning Commission can determine whether a Zone Map boundary change is appropriate. You are guided by the Plan of Conservation and Development, the existing Zoning Regulations and Zoning Map (together called the “comprehensive plan of zoning”), and your understanding of the land and the community.

In the 2020 Plan of Conservation and Development, the subject parcel is associated with the South Coventry Village Special Planning Area. Special Planning Areas are areas with development potential subject to individual site characteristics.

Analysis

The applicant has provided several sections from the Plan of Conservation and Development as justification for the zone change. Their selected text is below:

The Applicant’s request to change the zone boundary designation for the Property to make all of it VGZ is consistent with the goals and objectives of the 2020 Coventry Plan of Conservation and Development (the “POCD”). The POCD calls for the Commission, the Economic Development Commission and land use staff to:

1. *[s]electively promote intensive and appropriate residential and commercial uses.*
2. *Plan a careful strategy to combine new uses, including services, retail starter businesses, clustered housing on the Village edges, and infill commercial development along Main Street.*
3. *Target new uses that will have regional attraction, including those associated with local universities.*

The POCD goes on to state, that “[t]he community and the government must actively support the retention of existing businesses and the development of selected new businesses in robust commercial districts attractive to residents and visitors. This allows residents to enjoy a high quality of life and to care for the community’s future.” (Emphasis added). It is significant to note that in 2019, the

Town sought citizen feedback before formalizing the 2020 modifications to the POCD. The 2019 Citizen’s Survey included specific questions regarding residents opinions regarding commercial business growth in the Town. Sixty-five percent of respondents to the Town’s survey indicated that the Town should encourage targeted commercial development to provide jobs, services and tax revenue.

Given the Property’s location, it is appropriate and consistent with the goals of the 2020 POCD to change the zone boundaries entirely to VGZ for the Property. Additionally, the zone change will produce optimal lot development and result in a higher tax base for the Town. We look forward to discussing this proposal with the Commission.

As your Town Planner, I find these sections to be relevant and applicable to the proposal. The numbered list is directly from the POCD section on the South Coventry Village Special Planning Area.

The South Coventry Village Special Planning Area also includes the goal to “Adaptively reuse Coventry Village's historic mills and under-utilized properties.” I believe the subject parcel is currently under-utilized and that rezoning would be consistent with the goals of the Plan of Conservation and Development by facilitating adaptive reuse or redevelopment of the property. A possible modification would be to remove the accessway to Woodland Road because Woodland Road narrows and transitions to a residential neighborhood in this area.

The following figures are intended to help you understand the proposal and your options.

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Figure 2. 1409 Main Street with existing zone boundaries 3
Figure 3. 1409 Main Street, proposed zone boundaries 4
Figure 4. 1409 Main Street, alternative zone boundaries 4



Figure 1. Subject Parcel 1409 Main Street

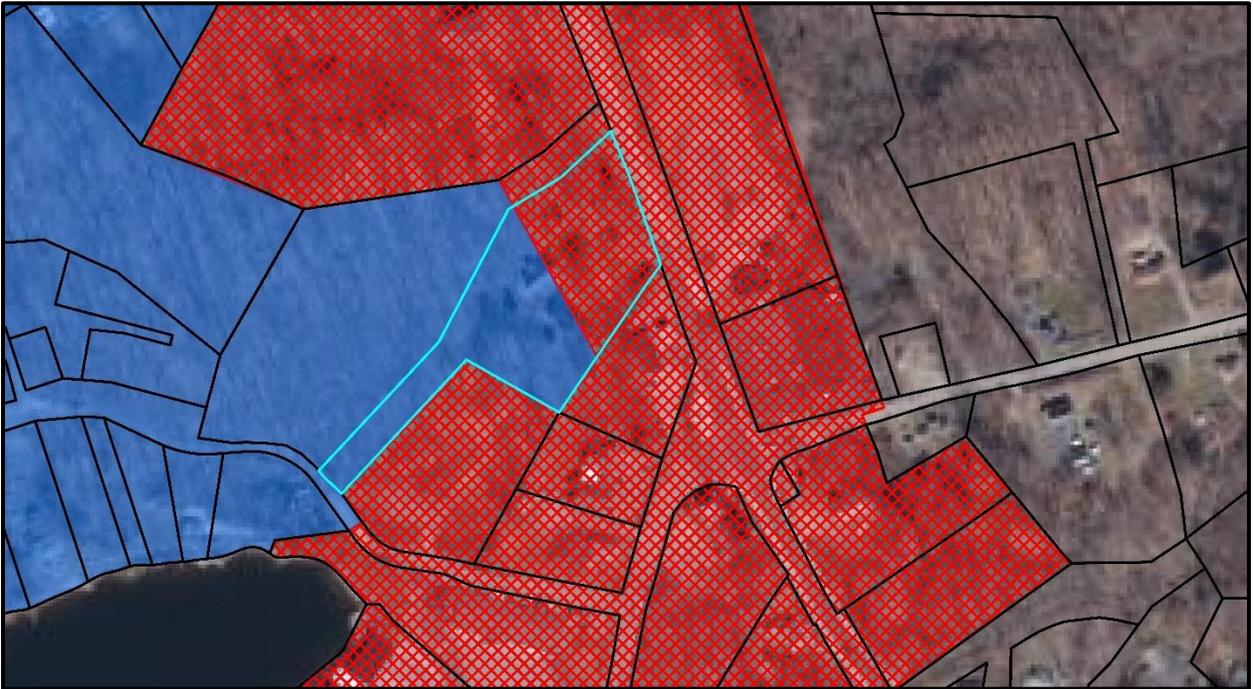
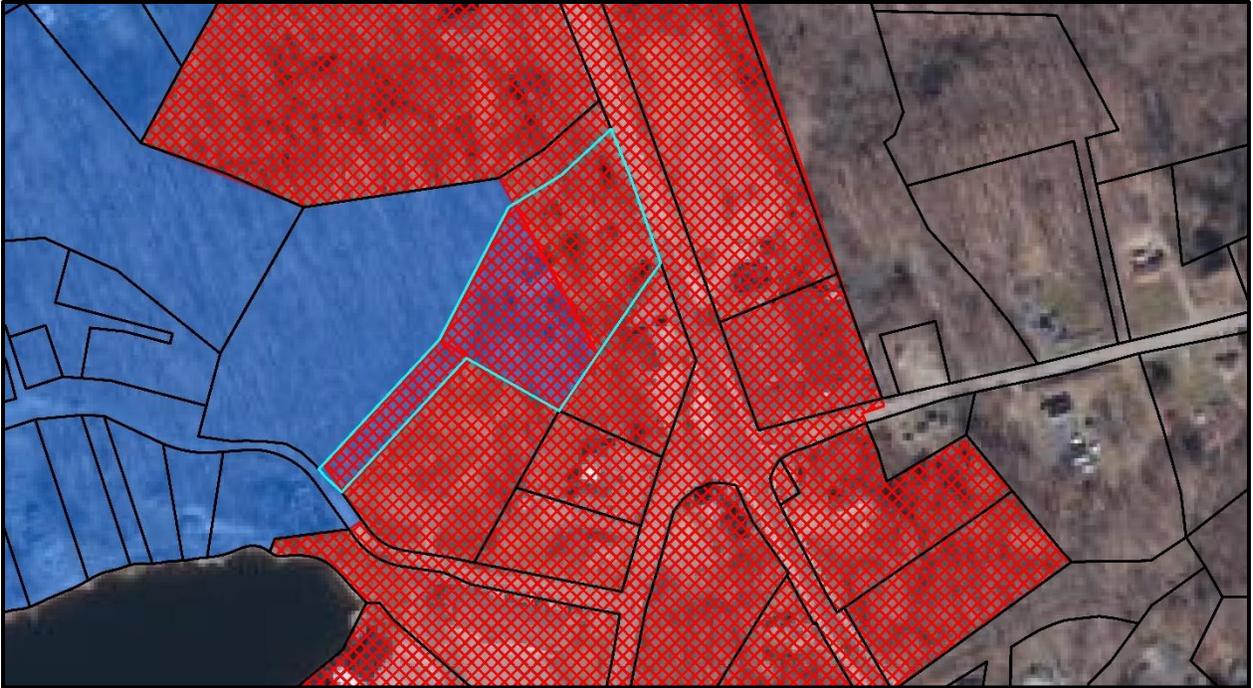
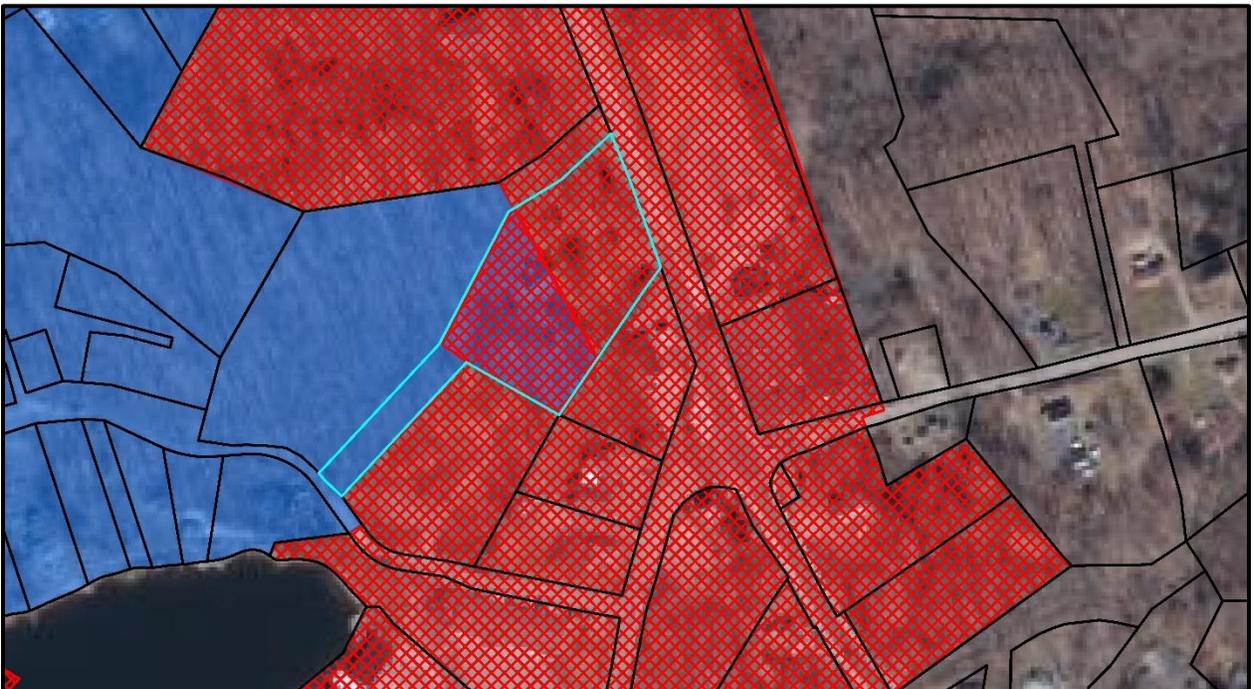


Figure 2. 1409 Main Street with existing zone boundaries
Red = Village Gateway, Blue = Lake Residential



*Figure 3. 1409 Main Street, proposed zone boundaries
Red = Village Gateway, Blue = Lake Residential*



*Figure 4. 1409 Main Street, alternative zone boundaries
Red = Village Gateway, Blue = Lake Residential*

Sample Motions (one for each possible action)

In acting on the proposal, you have three options: Approve, Modify and Approve, or Deny the application. Reasons must be provided for any action.

Move to approve the proposal to include the entire 2.05 acre parcel identified as 1409 Main Street in the Village Gateway Zone with the finding that the change is consistent with the Plan of Conservation and Development 2020 and will not be detrimental to the health and the general welfare of the community and the neighborhood.

Move to modify and approve the proposal to include a portion of the parcel identified as 1409 Main Street (minus the accessway) in the Village Gateway Zone with the finding that the change as modified is consistent with the Plan of Conservation and Development 2020 and will not be detrimental to the health and the general welfare of the community and the neighborhood.

Move to deny the proposal to include the entire 2.05 acre parcel identified as 1409 Main Street in the Village Gateway Zone with the finding that the change is not consistent with the Plan of Conservation and Development 2020 and could be detrimental to the health and the general welfare of the community and the neighborhood for the following

reasons: _____

_____.