

# CITY PLANNING DEPARTMENT



## Memorandum – Ordinance Recommendation

**To:** City Plan Commission  
**From:** Kenneth R. Kirkland MPA, MRP, AICP; Asst. City Planning Director  
**Date:** April 3, 2024  
**RE:** Ordinance #2-24-02 – “20 Goddard Drive”  
**Proposed Amendment – Comprehensive Plan**

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### **Proposal:**

The Ordinance amends the Comprehensive Plan’s Future Land Use Map, (FLUM) designation of the property located at 20 Goddard Drive, designated as Lot 39 on Assessor’s Plat 13, from Government/Institutional (GI) to Special Redevelopment Area, as well as adding said property to the list of identified Special Redevelopment Areas in the Strategies & Actions Section of the Land Use Plan Element.

### **Planning Analysis:**

The designation change enables redevelopment of surplus State property, (former Donald Price Correctional Facility), which is a particular challenge due to its former use; Special Redevelopment Areas are defined as three (3) types:

1. Areas in which the City anticipates undertaking redevelopment through mixed-planned development ordinances such as the Elmwood/Wellington industrial corridor, the Cranston Printworks, and the site of the former Trolley Barn;
2. Areas in which the City believes that the current land use is appropriate, but the existing zoning is not appropriate such as the Alpine Country Club, the Cranston Country Club; and
3. Areas in which the City has identified specific sites where the existing zoning is not appropriate and requires further study prior to an appropriate land use designation is determined. For example, one such property is the residentially zoned property directly south of the Cranston Ice Rink, (2010 Comprehensive Plan, Pg. 44).

The subject parcel is best categorized as Type (1), and the Comprehensive Plan states that “for Special Redevelopment Areas, the existing underlying zoning shall continue to control until such time as a new zoning ordinance for the subject parcels is enacted,” (*ibid*, pg. 44). The companion Zoning Ordinance Amendment 2-24-03, (of which there is a Staff Report, hereby incorporated into this Report by reference) changes the underlying zoning designation from M-2 to M-2 with Conditions; a common approach with Special Redevelopment Areas enabling a broader range of redevelopment options than those available with the underlying zoning designation.

This Proposal is in conjunction with Ordinance 2-24-03, (Amendment to the Zoning Ordinance) who’s Staff Report has a detailed discussion regarding the site’s unique characteristics as surplus property, (former Men’s Prison) that adds complexity and difficulty to successful redevelopment. In short, this Proposal, in conjunction with the Zoning Ordinance Amendment, enables successful redevelopment of a parcel of land that can provide commercial tax revenue for the City, where no such revenue was generated historically.

At the time of the drafting of this Report, no tenant(s) has/have been identified for this property; however, this detail is not necessarily required at this stage of review. This is the initial step in the redevelopment process, and any necessary improvements that may be required as tenant(s) are identified can be addressed in later stages of review.

**Findings of Fact:**

Comprehensive Plan Analysis

The Comprehensive Plan speaks to mitigating non-residential impacts on adjacent properties through regulation and design, (LUP-2.6 and EDP-5.1); expanding the tax base by targeting sites for industrial and commercial projects, (EDG-11) by constructing properly designed and sited commercial and industrial structures, (EDG-3) in areas that are suitable for those structures, (EDP-3.1) or actively redeveloping existing sites, (EDP-4.1) that are underutilized. (EDG-4); which overall, enhance the existing development process, (EDG-9 and EDP-9.1)

Based on the above, Staff finds that Ordinance 2-24-02 is consistent with the Comprehensive Plan.

Zoning Ordinance Analysis

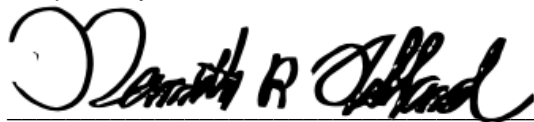
The Proposal offers area-appropriate avenues of redevelopment, (providing for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs) which are additional to the existing development methods, (providing for orderly growth and development) in a manner consistent with the Comprehensive Plan, (promoting implementation of the Comprehensive Plan), all of which retain a degree of oversight and regulatory review, (providing for efficient review of development proposals, to clarify and expedite the zoning approval process) which itself promotes the public health, safety, morals, and general welfare of the City.

Staff finds that the Proposal adequately addresses the appropriate purposes detailed in §17.04.010.

**Recommendation:**

Staff finds this Amendment generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general purposes of the Zoning Ordinance. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the City Council.

Respectfully Submitted,



Kenneth R. Kirkland, MPA, MRP, AICP  
Assistant City Planning Director

**Cc:** City Planning Director  
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