

# CITY PLANNING DEPARTMENT



## Memorandum

**To:** City Plan Commission  
**From:** Jonas U. Bruggemann, MSCRP | Principal Planner  
**Date:** April 29, 2026  
**RE:** 20 Goddard Drive – Assessors Plat 13, Lots 39  
“20 Goddard Drive Warehouse” – Major Land Development: Reinstatement of Preliminary Plan  
**File #:** 1076

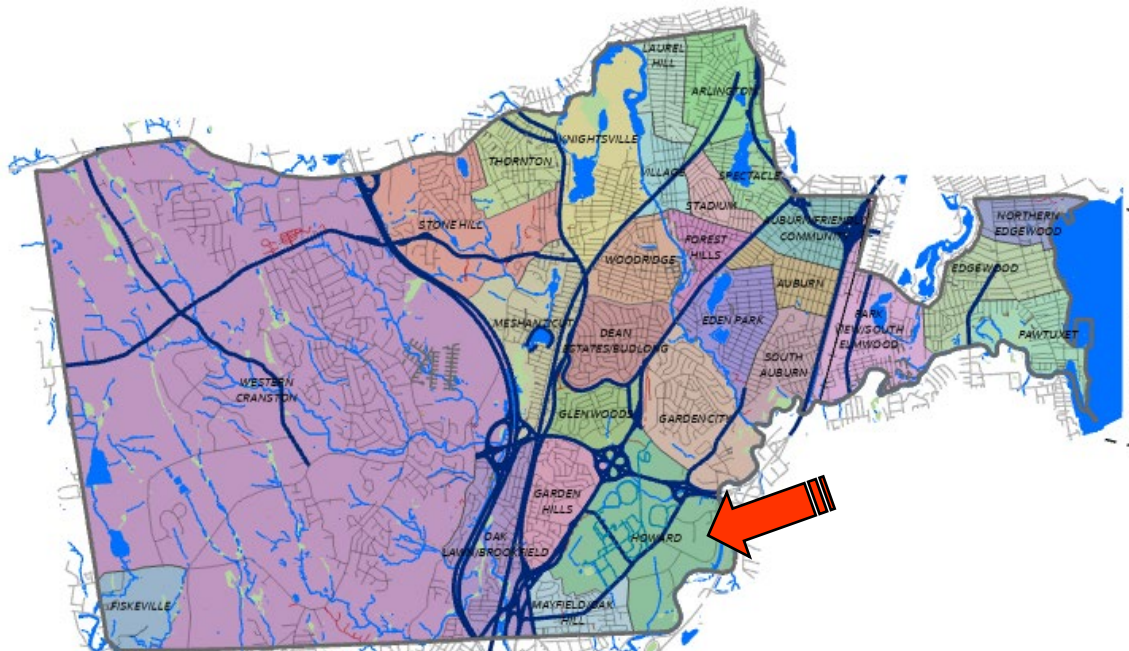
---

**Owner/Applicant:** 20 Goddard LLC  
**Location:** 20 Goddard Drive  
**Parcel:** Assessors Plat 13, Lot 39  
**Zoning:** M-2 (General Industry) *with conditions*  
**FLUM Designation:** Special Redevelopment Area  
**Neighborhood:** Howard

### I. Proposal

The applicant is seeking a reinstatement of the Preliminary Plan originally granted October 4, 2022 and recorded February 7, 2024, and to have the reinstated approval be extended to February 7, 2027. The Proposal was to raze the former Donald Price Medium Security Facility on the 16.84-acre parcel and construct one (1) industrial warehouse building approximately 210,000 ft<sup>2</sup>. A minor change to the approved Preliminary Plan was also granted administratively on February 19, 2025.

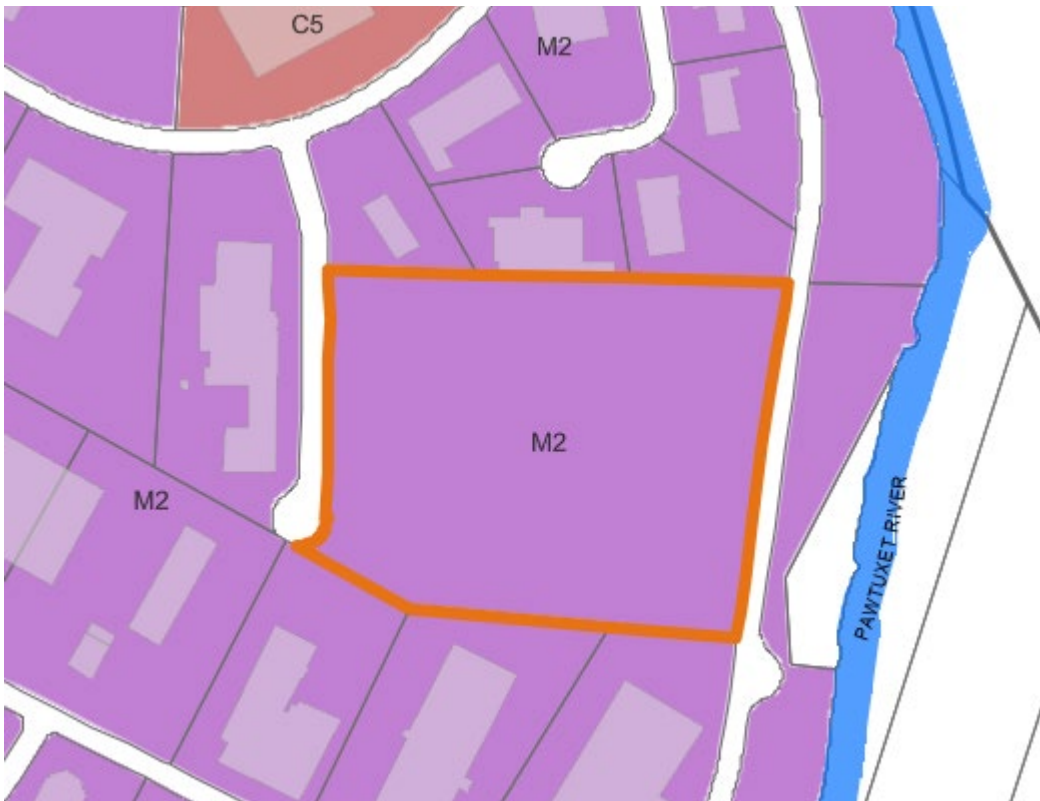
### LOCATION MAP



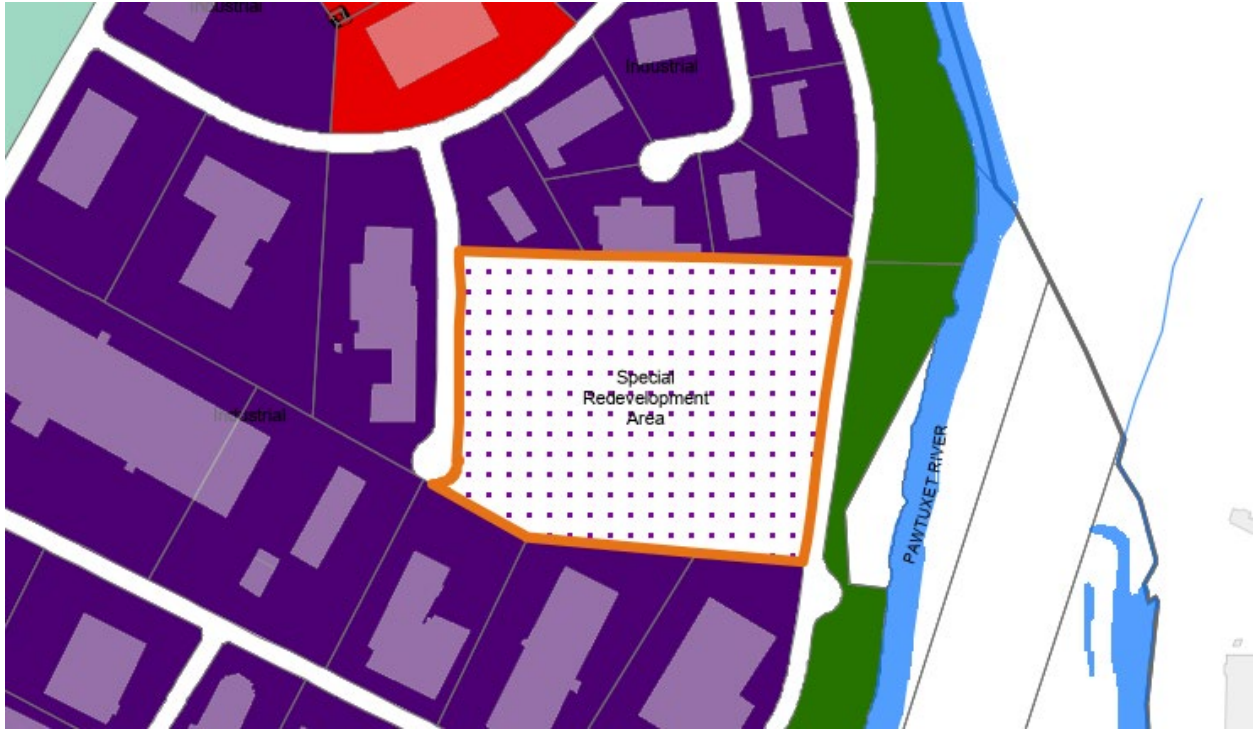
**Aerial View**



**Zoning Map**



## Future Land Use Map



## Street View



*View of Subject Lot from Goddard Drive (Google Street View, September 2025)*

## II. Planning Analysis

Per Section XIII(B) of the Subdivision & Land Development Regulations, approval of a reinstatement requires that a project meet the following five (5) conditions:

1. The subdivision is consistent with the Comprehensive Plan, and with the prior approval including all conditions attached thereto;
2. The [Subdivision & Land Development] Regulations are substantially the same as they were at the time of original approval;
3. The zoning of the subdivision parcel is substantially the same as it was at the time of the original approval;
4. Physical conditions on the subdivision parcel are substantially the same as they were at the time of the original approval; and
5. Any applicable state or federal regulations are substantially the same as they were at the time of the original approval.

Between the original approval on October 4, 2022 and today, the City has adopted a new Comprehensive Plan and amended the Zoning Ordinance, the Zoning Map for this location, and the Subdivision & Land Development Regulations. These changes, however, do not constitute a significant change in conditions that would significantly affect the design or approval of the application.

The 2022 Preliminary Plan Decision states that the application is consistent with the following goals, policies, and actions of the 2012 Comprehensive Plan. The City has approved a new Comprehensive Plan in 2024 but has not yet made substantial changes to the goals, policies, and actions. The following table shows goals, policies, and actions of the 2024 Comprehensive Plan that are the same or equivalent to those in the 2012 Comprehensive Plan.

2012 Comprehensive Plan	2024 Comprehensive Plan
LUG-4, "Ensure that sufficient land is properly zoned and provided with adequate infrastructure to provide for the City's future industrial development needs."	Policy LU-17: Ensure that sufficient land is properly zoned and provided with adequate infrastructure to provide for the City's future industrial development needs.
LUP-4.2, "Protect the capacity and integrity of roads, sewers and water systems serving the Howard and Western Cranston Industrial Parks, in order to preserve these areas as resources for long-term industrial development"	Policy LU-10: Protect the capacity and integrity of roads, sewers and water systems serving the Howard and Western Cranston Industrial Parks, in order to preserve these areas as resources for long-term industrial development.
LUG-5, "Ensure that redevelopment of major sites for economic development incorporates the protection of environment and neighborhood character"	Goal LU-4: Ensure that redevelopment of major sites for economic development incorporates the protection of environment and neighborhood character.
EDG-1A Preserve and increase employment opportunities for Cranston residents	Policy ED-21: Preserve and increase employment opportunities for Cranston residents.
EDG-1B Maintain and increase the quality of job opportunities – in terms of wages, skill requirements, and working conditions – available to Cranston residents.	Goal ED-1: Maintain and increase the quality of job opportunities – in terms of wages, skill requirements, and working conditions – available to Cranston residents.
EDG-2 Attract capital into the Cranston area and expand the City's economic base.	Goal ED-2: Attract capital into the Cranston area and expand the City's economic base.
EDG-3 Add to the City's taxable property base by constructing industrial and	Policy ED-22: Add to the City's taxable property base by constructing industrial and

commercial structures which are properly designed and sited in keeping with environmental, planning and design considerations.	commercial structures which are properly designed and sited in keeping with environmental, planning and design considerations.
EDG-4 Revitalize underused areas of the City for uses that are in keeping with the needs and values of the community.	Policy ED-23: Revitalize underused areas of the City for uses that are in keeping with the needs and values of the community.
EDP-4.1 Continue the City's active role in seeking the redevelopment of major industrial and institutional sites for economic development.	Policy ED-10: Continue the City's active role in seeking the redevelopment of major industrial and institutional sites for economic development.

The application including the minor change to the proposal approved in 2025 remains consistent with these goals and policies of the Comprehensive Plan as there have been no significant changes to the application, site conditions, or the context surrounding the application.

The City Council approved a change to the Future Land Use Map (FLUM) for the subject site. Ordinance # 2024-7 changed the FLUM designation from "Government/Institutional" to "Special Redevelopment Area". The Staff Memo related to this ordinance states that this change is intended to provide a wider variety of options for redevelopment than are available with the underlying zoning designation. This "Special Redevelopment Area" designation is therefore more favorable to the proposed development than the previous FLUM designation.

Changes to the Zoning Ordinance and Subdivision Regulations that have occurred since 2022 have not substantially affected use or design requirements for industrial development such as parking, size, category, location, massing, landscaping, stormwater, etc. The proposed use as "warehousing, commercial" remains a by-right use in the M-2. The changes to the Zoning Ordinance since 2022 that would affect this application are mainly procedural in nature. State law changes and local amendments in 2023, 2024, and 2025 have changed procedural deadlines and notification requirements, most of which either do not affect this application or even favor the application as certain regulations were loosened.

The zone change approved in 2024 also does not affect the impact of this application. The zone change only adds uses to the existing M-2 zoning district designation and loosens restrictions on height and parking. Provided that the application still conforms with the requirements of the M-2 zoning district, the application still conforms with the current zoning district.

The WQC/STW and RIPDES permit for this application expired in 2025. The applicant must submit a valid permit prior to submission of the Final Plan.

Overall, the application if submitted today under the current regulations and comprehensive plan, would still be considered a by-right project and likely be approved as such with substantially similar findings.

### III. Findings of Fact

Staff has reviewed this request for a reinstatement of an approved Preliminary Plan application for conformance and consistency with the required conditions in accordance with RIGL § 45-23-62 and Section XIII(B) of the Subdivision & Land Development Regulations and finds as follows:

1. *The subdivision is consistent with the Comprehensive Plan, and with the prior approval including all conditions attached thereto.*
  - The Proposal is consistent with the Comprehensive Plan's Future Land Use Map (FLUM) designation of "Special Redevelopment Area".
  - The Proposal is generally consistent with the goals and policies of the Comprehensive Plan.

- The Proposal is consistent with all conditions attached to the Master Plan and Preliminary Plan approvals.
2. *The Regulations are substantially the same as they were at the time of original approval.*
    - The Subdivision & Land Development Regulations have undergone amendments since the original approval in 2022. However, there are no changes to the Regulations that would have led to a denial or substantial alteration of the original approval.
  3. *The zoning of the subdivision parcel is substantially the same as it was at the time of the original approval.*
    - There have been changes to the Zoning Ordinance since 2022, including a zone change in April 2024 and changes to procedural elements. There have been no substantive changes that would affect the design, categorization, or approval of this Proposal.
  4. *Physical conditions on the subdivision parcel are substantially the same as they were at the time of the original approval.*
    - The only change to the subject parcel since approval is the demolition of the former Donald Price Medium Security Facility which was a part of the approved plan.
  5. *Any applicable state or federal regulations are substantially the same as they were at the time of the original approval.*
    - There have been no known substantive changes to state or federal regulations that would affect the design or approval of this Proposal. Provided that the applicant can receive a new or extended WQC/STW and RIPDES permit for this application resulting in insubstantial changes to the preliminary site plan, the application will be substantially the same.

#### **IV. Recommendation**

Staff finds this Proposal generally consistent with the Comprehensive Plan, the Zoning Ordinance, and the required conditions set forth in RIGL § 45-23-62 and Section XIII(B) of the Subdivision & Land Development Regulations.

Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and **APPROVE** the reinstatement of the Preliminary Plan submittal subject to the conditions denoted below as carried over from the original Preliminary Plan approval including one additional condition.

#### **V. Recommended Conditions of Approval**

The Final Plan submittal shall be subject to the following:

##### Conditions carried over from the original Preliminary Plan Approval:


1. Prior to the issuance of any certificate of occupancy, the applicant shall repave Goddard Drive curb to curb along portions where there has been disturbance related to utility connection.
2. The water and sewer lines shall be capped when the prison is demolished. (Note building already razed).

3. The Stormwater Management System Operation and Maintenance Plan shall be recorded in the Land Evidence Records.
4. Final Plans shall be processed administratively.

New Condition recommended by staff to be added:

5. A new or extended WQC/STW and RIPDES permit shall be submitted.

Respectfully Submitted,



---

Jonas U. Bruggemann, MSCRP  
Senior Planner / Administrative Officer