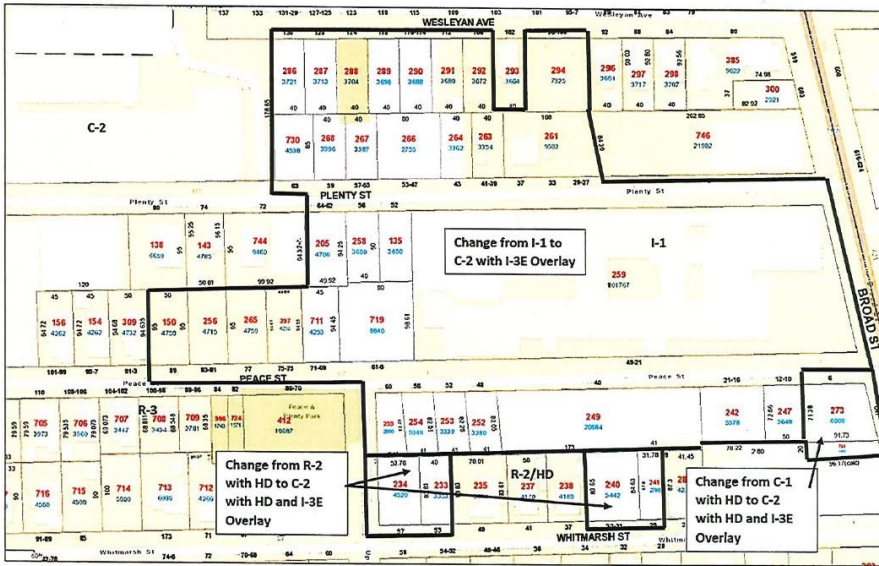


Providence City Plan Commission

January 19, 2021



AGENDA ITEM 5 ■ REZONING OF LOTS ON PLENTY, PEACE, WESLEYAN , WHITMARSH AND BROAD STREETS



Lots to be rezoned

An aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	21 Peace Street LLC and Urban Land Development LLC	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lots from I-1, R-2 and C-1 to C-2. Some of the lots are under the HD overlay which will remain
CASE NO./ PROJECT TYPE:	CPC Referral 3481 Rezoning of certain lots from current zoning to C-2 with I-3E overlay		
PROJECT LOCATION:	Rezoning of lots on Plenty, Peace, Wesleyan , Whitmarsh and Broad Streets Zoned I-1, R-2 and C-1 as listed on following page	RECOMMENDATION:	Advise City Council to approve the proposed zoning change with certain modifications, as discussed below.
NEIGHBORHOOD:	Elmwood	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The following lots are under consideration for rezoning:

AP 44 Lots 286, 287, 288, 289, 290, 291, 292, 294, 730, 268, 267, 266, 264, 263, 261, 205, 258, 135, 259, 150, 256, 265, 257, 711, 719, 255, 254, 253, 252, 249, 242, and 247 – to be rezoned from I-1 to C-2 with I-3E overlay

AP 44, Lots 234, 233, 240, and 241 – to be rezoned from R-2 with HD overlay to C-2 with HD and I-3E overlays

AP 44 Lots 273 and 722 – to be rezoned from C-1 with HD to C-2 with HD and I-3E Overlay,

The lots are primarily zoned I-1 as they constitute property once occupied by a hospital. This rezoning request is the result of an arrangement between the owner and the City of Providence, in which some of the parcels will be donated to the City for use as a public school. Other parcels will be retained by the owner for future development. The I-1 zoning is appropriate for hospitals, but would be out of character with the hospital not in operation as it allows for intense development of up to six-story buildings that would not be harmonious with the surroundings.

Following a community meeting, DPD staff consulted with the petitioner, who agreed to a more nuanced rezoning of the site. This is depicted in the attached map. Changes from the original petition are as follows:

- The four lots at 29-33 and 53-57 Whitmarsh St. will remain R-2 with the historic overlay
- The four lots at 73-89 Peace St., the site of a community garden, will be rezoned R-3
- The four lots at 48-60 Peace St will be rezoned to R-4
- None of the lots will be overlain by the I-3 Healthcare Institutional Overlay District

In addition, the DPD proposes several other zoning changes for the balance of the land in the I-1 zone not owned by the petitioner since the I-1 zone is not appropriate for the existing uses. These changes are consistent with the existing uses on the parcels. These changes are depicted on the following map and are as follows:

- Peace St: 91 (3-family), 95 (3-family), 99 (2-family): rezone to R-3
- Plenty St: 72 (3-family), 74 (1-family): rezone to R-3; 80 (5-family): rezone to R-4
- Wesleyan Ave: 84 (3-family), 88 (3-family), 92 (3-family), 102 (3-family): rezone to R-3
- Broad St: 599 and 603: rezone to C-2
- Plenty St: 9: rezone to C-2

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is one where neighborhood commercial/mixed use, institutional and residential uses are located in proximity to each other. Most of the uses permitted in the C-2 zone are allowed in I-1, but at a lower scale. As the zoning change would result in development that is less intensive than what is allowed by the I-1 zone, the change would be consistent with the comprehensive plan. However, it is the DPD's opinion that the future land use map should eventually be changed to better correspond to the revised zoning and anticipated uses.

It is the DPD's opinion that the rezoning is not expected to negatively affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

Recommendation

The DPD recommends that the CPC recommend approval of the proposed zone change to the City Council and find the petition to be consistent with the Comprehensive Plan and the purposes of zoning as noted above and subject to the following conditions:

1. The CPC should advise the City Council to adopt the zoning scheme as depicted above. If necessary, the DPD will seek a sponsor on the City Council for the changes for parcels not owned by the petitioner.
2. The comprehensive plan should eventually be changed so that the future land use designation more closely reflects the rezoning.
3. Other lots not owned by the petitioner in the I-1 zone should also be rezoned to reflect their existing uses and locations. Some should be zoned for residential and others for commercial.

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

PETITION BY 21 PEACE STREET, LLC AND URBAN LAND DEVELOPMENT, LLC TO CHANGE THE OFFICIAL ZONING MAP FOR CERTAIN LOTS ON WESLEYAN AVE., PLENTY ST., PEACE ST., WHITMARSH ST., AND BROAD ST. AS LISTED BELOW AND AS SHOWN ON THE ACCOMPANYING MAP.

From I-1 to C-2 with I-3E overlay: Plat 44, Lots 286, 287, 288, 289, 290, 291, 292, 294, 730, 268, 267, 266, 264, 263, 261, 205, 258, 135, 259, 150, 256, 265, 257, 711, 719, 255, 254, 253, 252, 249, 242, and 247;

From R-2 with HD overlay to C-2 with HD and I-3E overlays: Plat 44, Lots 234, 233, 240, and 241.

From C-1 with HD to C-2 with HD and I-3E Overlay: Plat 44, Lots 273 and 722

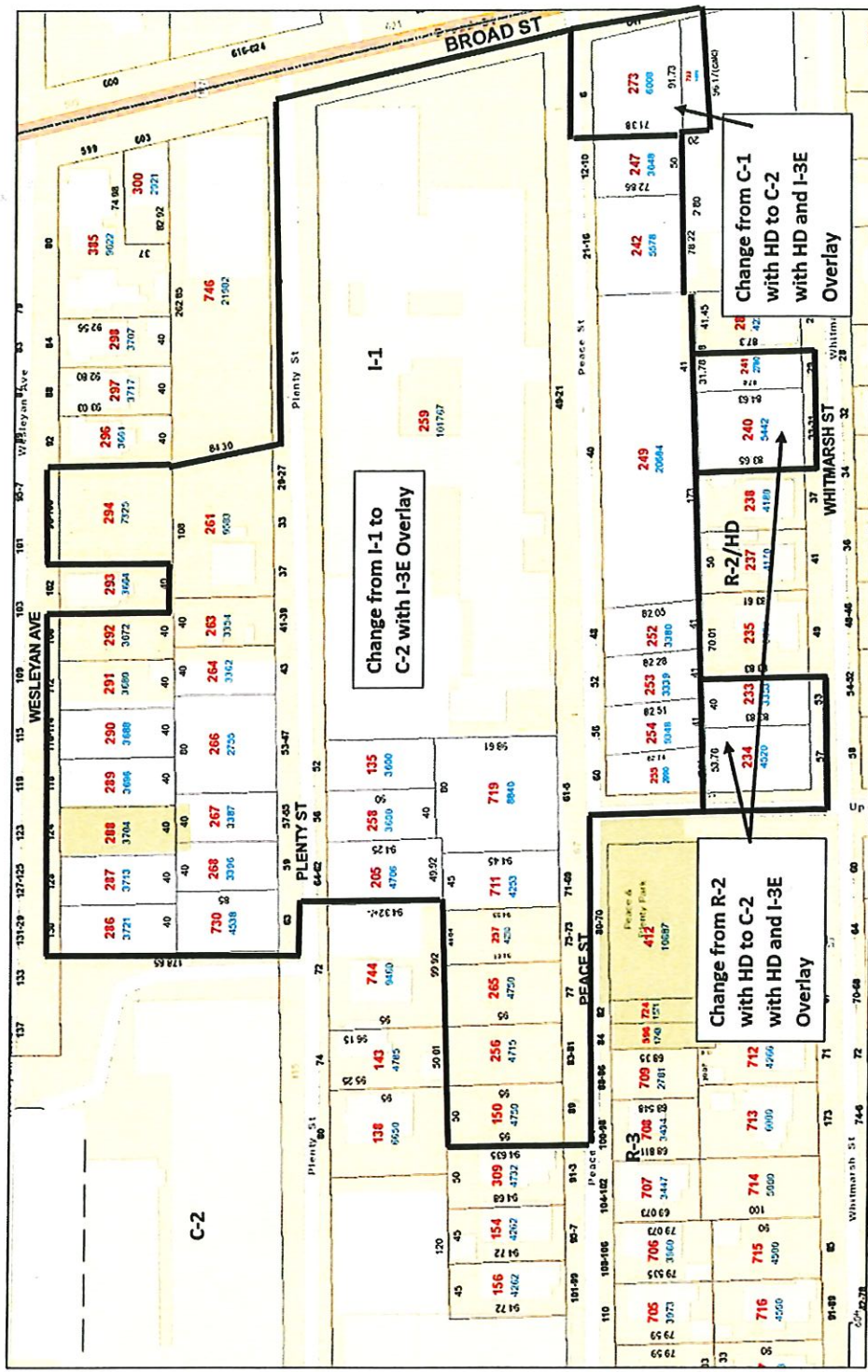
21 PEACE STREET, LLC and
URBAN LAND DEVELOPMENT, LLC

By Their Attorney:

Wayne M. Kezirian (11/20/2020)
Signature

Name: Wayne M. Kezirian, Esq.
Address: c/o Paolino Properties, 100 Westminster Street, Providence, RI 02903
Telephone: 401-274-6611
Email Address: w.kezirian@paolinoproperties.com

FILED
2020 NOV 23 A 10: 22
DEPT. OF CITY CLERK
PROVIDENCE, R.I.



ORIGINAL CHECK HAS COLORED BACKGROUND WITH OPTICAL DETERENT TECHNOLOGY, MICROPRINTING IN THE BORDER AND AN ARTIFICIAL WATERMARK ON THE BACK

21 Peace Street LLC
100 Westminster Street
Providence, RI 02903

Citizens Bank
63 Westminster Street
Providence RI 02903

57-12
115

DATE
11/20/20

CHECK NO.
000800

AMOUNT
\$150.00*

One Hundred Fifty and no/100 DOLLARS ***

PAY
TO THE
ORDER OF

City of Providence
Department of City Clerk

[Handwritten Signature]

Void After 90 Days

⑈000800⑈ ⑆011500120⑆ 25839101⑈