

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 11, 2026

1088 NORTH MAIN STREET

Application Type

Special Use Permit

Neighborhood

Hope

Applicant

1100 North Main LLC

Parcel

AP 1 Lot 19

Address

1088 North Main Street

Parcel Size

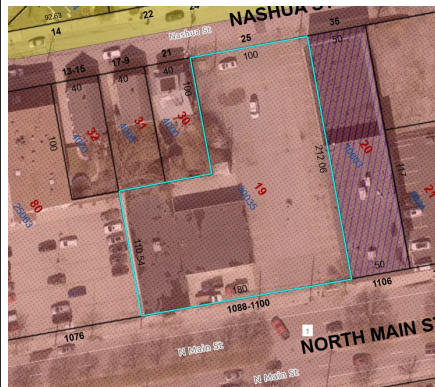
± 30,035 SF

Zoning District

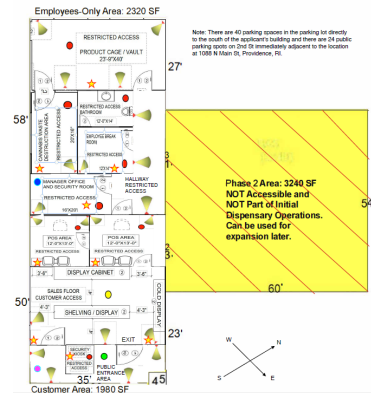
C-2; TOD Overlay

Variance Requested

- Special Use Permit for Cannabis Retailer



Location Map



Proposed floor plan

SUMMARY

Project Description

The applicant is seeking a special use permit pursuant to Section 1202.JJ. of the City of Providence Zoning Ordinance. The applicant proposes to establish a Cannabis Retailer use in part of the existing vacant structure on the subject property.

Discussion

The subject use is permitted through a special use permit per section 1202.JJ of the ordinance. Per the application, it will be a retail use where processed products are sold on site and is over 500' from an educational institution or another cannabis retailer. Noise and odors are not expected as no processing will occur on site. Security and staffing plans have been provided as required by the ordinance. The use is not expected to have a negative effect on the use and enjoyment of neighboring property or be detrimental to the health of the community as the applicant is required to adhere to the ordinance's criteria for operating the use and will maintain an appropriate distance from residential and educational property. The DPD would not object to the Board

granting the Special Use Permit based on their review of the applicant's measures to meet the SUP criteria.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be granted subject to the Board's review of the application.

