

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

FEBRUARY 11, 2026

Application Type

Special Use Permit

Neighborhood

Wanskuck

Applicant

Brittany Caldarone, North Meridian LLC, Applicant

Raymond Keough, Owner

Parcel

AP 118 Lot 412

Address

680 Admiral Street

Parcel Size

± 12,203 SF

Zoning District

C-2

Variance Requested

- Special Use Permit (SUP) for Cannabis Retailer

680 ADMIRAL STREET



Location Map



A view of the building from Admiral Street

SUMMARY

Project Description

The applicant is seeking a SUP pursuant to Section 1202.JJ. of the City of Providence Zoning Ordinance. The applicant proposes to establish a Cannabis Retailer use in the first-floor commercial unit of the subject property.

Discussion

The subject use is permitted through a special use permit per section 1202.JJ of the ordinance. Per the application, the applicant will sell cannabis products in a former restaurant, with no processing occurring on site. Per the application, the site is over 500' from any educational institutions or other cannabis retailers. A noise reduction plan that will employ sound absorbing materials, silent HVAC equipment and deliveries during business hours has been submitted. A carbon filtration system will be used for odor control. A security plan and organizational chart have also been provided.

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 based on

plans to mitigate the effects of the operation. The facility is expected to generate an amount of activity similar to the previously operating restaurant. The DPD would not object to the Board granting the SUP based on their review of the applicant's efforts to conform to 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.

