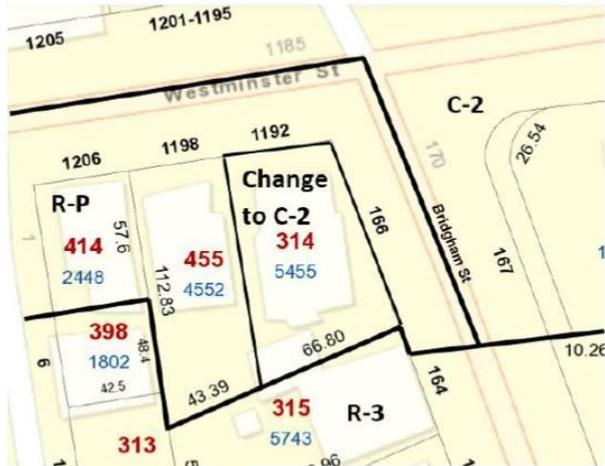


Providence City Plan Commission



June 25, 2020

AGENDA ITEM 3 ■ 1292 WESTMINSTER STREET



Lots to be rezoned



Aerial view of the site

OVERVIEW

OWNER/APPLICANT:	West Broadway Neighborhood Association	PROJECT DESCRIPTION:	The applicant is petitioning to rezone 1192 Westminister Street (AP 32 Lot 314) from R-P to C-2
CASE NO./PROJECT TYPE:	CPC Referral 3474 Rezoning from R-P to C-2	RECOMMENDATION:	Recommend approval of proposed zone change
PROJECT LOCATION:	1192 Westminister Street AP 32 Lot 314 R-P zone under Historic District overlay	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Federal Hill		

Discussion

The petitioner is requesting a rezoning of 1192 Westminster Street (AP 32 Lot 314) from R-P to C-2. The lot is currently occupied by a two-story building.

The C-2 zone lies to the east and north of the subject lots across Bridgham and Westminster streets, respectively. As the C-2 zone is adjacent to the R-P zone, which allows for a degree of mixed use, inclusion of the lot within the C-2 zone is not expected to have a negative effect on neighborhood character or surrounding property. The uses permitted as a result of the zone change will be similar to what can be observed in the vicinity. As the C-2 zone is in proximity to the R-P zone, an adverse impact on neighborhood character is not expected.

It is the DPD's understanding that the applicant is requesting this zoning change so that the detached garage may be used as a dwelling unit. This is not currently allowed, as dwellings in accessory structures are not permitted in residential zones.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is intended to be one where commercial, residential and mixed uses are located in proximity to each other. The property is located in an area where neighborhood commercial development is intended alongside medium density residential development. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

Based on the foregoing discussion, rezoning the lot would be appropriate given the character of the surroundings. 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

Based on the foregoing discussion, the DPD recommends that the CPC should recommend that the City Council approve the proposed zone change to C-2 finding it to be consistent with the comprehensive plan and purposes of zoning.

