

# Providence City Plan Commission



June 25, 2020

## AGENDA ITEM 4 ■ 40 CANDACE STREET



Proposed zoning change



Aerial view of the site

### OVERVIEW

<b>OWNER/APPLICANT:</b>	PCHC	<b>PROJECT DESCRIPTION:</b>	The applicant is petitioning to rezone 40 Candace Street, AP 68 Lot 852 from R-3 to C-2
<b>CASE NO./PROJECT TYPE:</b>	CPC Referral 3475 Rezoning from R-3 to C-2		
<b>PROJECT LOCATION:</b>	40 Candace Street AP 68 Lot 852	<b>RECOMMENDATION:</b>	Recommend approval of proposed zone change
<b>NEIGHBORHOOD:</b>	Smith Hill	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The petitioner is requesting a rezoning of 40 Candace Street from R-3 to C-2 to legalize the existing nonconforming use of a medical building. The building's main entrance fronts on Candace Street to the east, but is also bounded by Chalkstone Ave and Wayne Street to the north and south respectively.

Rezoning of the lot is appropriate as the C-2 zone permits medical office uses by right and the zone change would cause the site to conform to the ordinance. It would also enable a proposed addition to the building. The change is not expected to have a negative effect on neighborhood character or surrounding property as the use has existed for a number of years and contributes to the character of the immediate area.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—the site is in proximity to a mix of residential and commercial use. Therefore, the rezoning would be consistent with the intent of the comprehensive plan. The lot fronts on Chalkstone Ave, which is designated as a growth corridor where commercial uses are appropriate.

Based on the foregoing discussion, rezoning the lot would be appropriate given the character of the surroundings and the existing use. 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 advise the City Council approve the proposed zone change to C-2 finding it to be consistent with the comprehensive plan and purposes of zoning.

**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

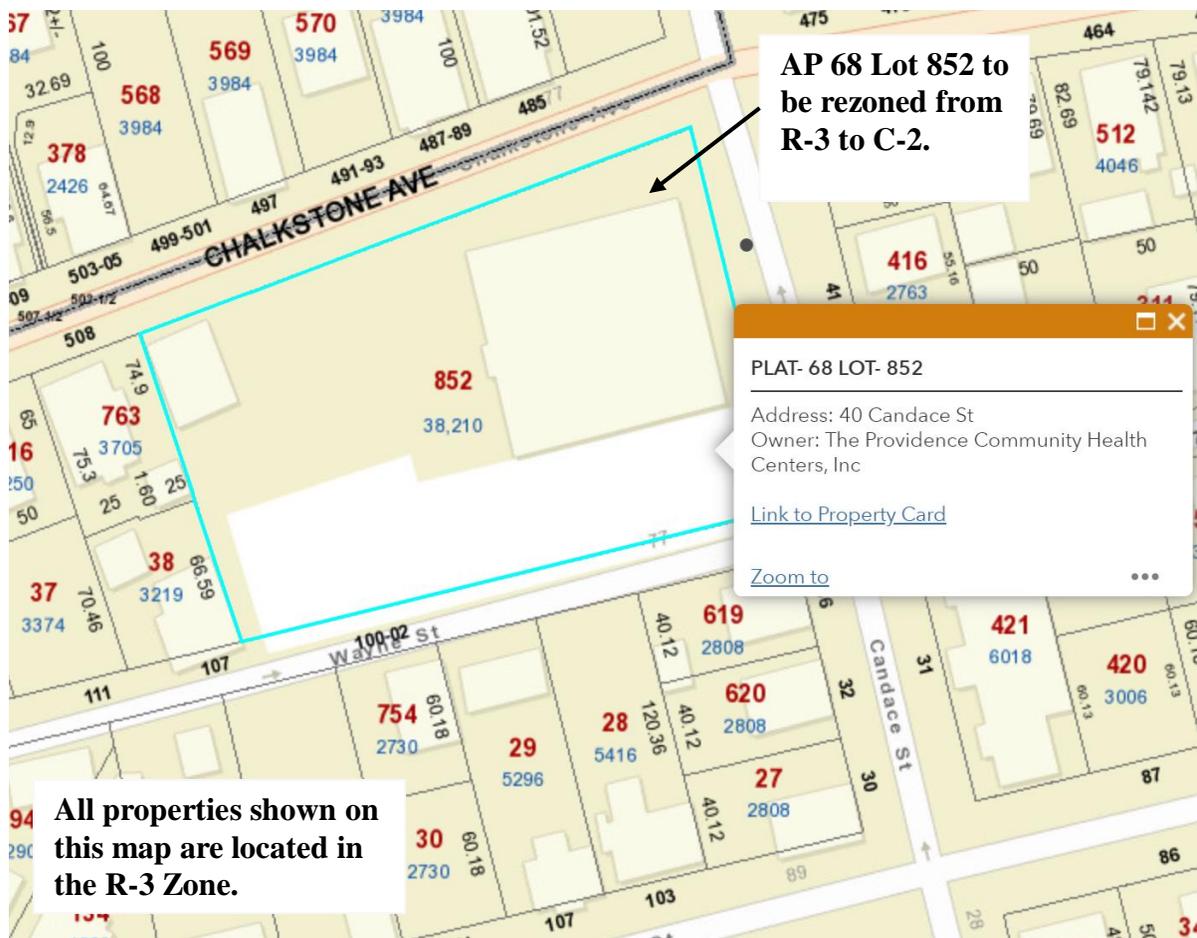
**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

The Providence Community Health Centers, Inc., as owner of the below-referenced lot, hereby petitions the City Council to:

Change the Official Zoning Map of the City of Providence by changing the zoning designation for the property located at A.P. 68, Lot 852 (otherwise known as 40 Candace Street), and shown on the accompanying map, from R-3 to C-2.



THE PROVIDENCE COMMUNITY  
HEALTH CENTERS, INC.

By Its Attorneys:

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