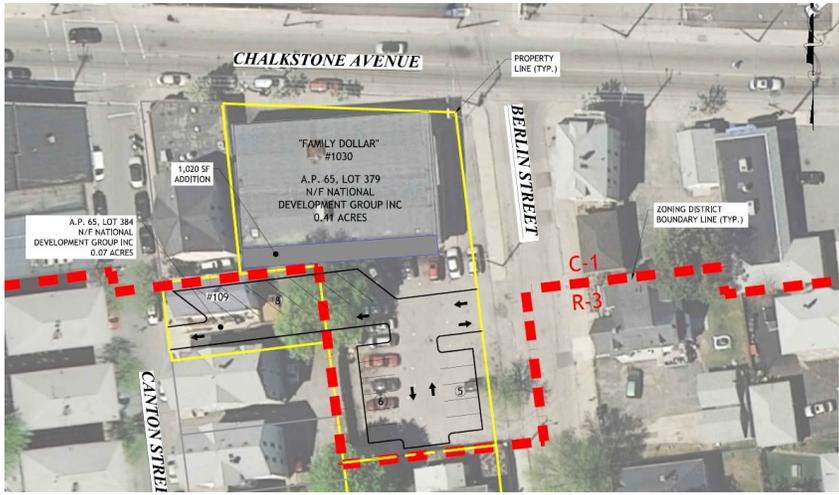


Providence City Plan Commission

September 15, 2020



AGENDA ITEM 1 ■ 109 CANTON STREET



Proposed development



An aerial view of the site

OVERVIEW

OWNER/APPLICANT:	National Development Group Inc	PROJECT DESCRIPTION:	The applicant is petitioning to rezone 109 Canton Street from R-3 to C-1
CASE NO./PROJECT TYPE:	CPC Referral 3477 Rezoning from R-3 to C-1		
PROJECT LOCATION:	109 Canton Street R-3 zone AP 65 Lot 384	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Valley	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The applicant is proposing to rezone 109 Canton Street (AP 65 Lot 384) from R-3 to C-1, which is currently occupied by a dwelling. The rezoning will allow for a small addition to the Family Dollar development on the adjacent lot 379. The building on lot 384, which is zoned C-1, will be demolished and developed as part of the parking lot for the development. Vehicles will access the parking lot from Berlin Street, and exit onto Canton Street, which runs parallel. The surrounding area is primarily commercial and abuts the R-3 zone to the south.

The DPD is concerned that the rezoning will involve the demolition of a residential structure. However, the rezoning will facilitate the expansion of a commercial operation, better traffic circulation, and will create opportunities for more landscaping to buffer the development from the street and from neighboring residences.

As the site will be incorporated into the C-1 zone, the applicant should make every effort to bring the development into closer conformance with the zoning regulations for the zone. This would include meeting the landscaping requirement for the parking area by installing planting strips between the parking area and adjoining streets, planting vegetated buffers adjacent to residential uses, and maintaining street trees on the perimeter. The building to be redeveloped for the retail store has a mostly bare façade with blank walls facing the street. The DPD recommends that as the petitioner creates the addition to the building, it also improves the building façade to better conform to the design guidelines for commercial 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 business/commercial and residential uses are located in proximity to each other. The property is located in an area where business/mixed use is intended alongside medium density residential development. The plan says that small scale retail like neighborhood commercial stores, similar to the operation proposed by the applicant, are encouraged within this designation. The zone change would allow for uses that currently exist adjacent to residences. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

Rezoning this lot would be appropriate given the current use as on the lot. It is the DPDs 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 subject to the following conditions:

1. The applicant shall bring the site into conformance with the landscaping requirement and create vegetated buffers under the supervision of the City Forester.
2. The petitioner is encouraged to work with DPD staff on improvements to the building to bring it into closer conformance with the design standards of the C-1 zone.

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 this honorable body:

I, Nicholas J. Hemond, Esq., on behalf of National Development Group, Inc., owner of real property located at 109 Canton Street, Plat 65, Lot 384, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designed for the property located at Plat 65, Lots 384 and shown on the accompanying map, from an R3 to a C1. This property immediately abuts the C1 zone.

Presented By:



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