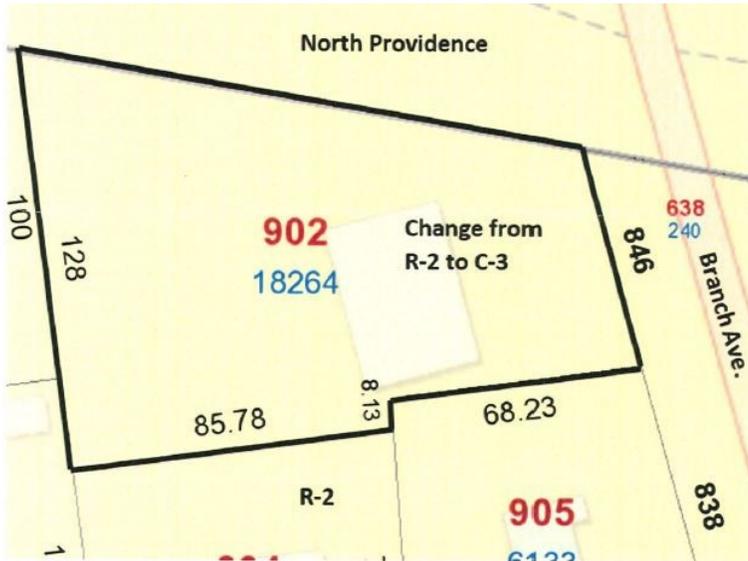


# Providence City Plan Commission

December 15, 2020



## AGENDA ITEM 2 ■ 846 CHARLES STREET



Proposed development



An aerial view of the site

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Sal Compagnone	<b>PROJECT DESCRIPTION:</b>	The petitioning is requesting to rezone 846 Charles Street from R-2 to C-3
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3482 Rezoning from R-2 to C-3		
<b>PROJECT LOCATION:</b>	846 Charles Street R-2 zone AP 97 Lot 902	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Charles	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The applicant is proposing to rezone 846 Charles Street (AP 97 Lot 902) from R-2 to C-3, which is currently occupied by a commercial building. The applicant is requesting the rezoning to permit expansion of the business. The surrounding area is primarily residential, with lots to the south of the subject lot zoned R-2 and R-1 to the east. There are three R-2 zoned lots (AP 97 Lots 905, 959 and 960) between the subject lot and the C-3 zone to the south at 822 Charles Street. Although they are zoned R-2, they are occupied by a multifamily dwelling and mixed-use building and a two family dwelling on a large lot, which are more characteristic of development seen in the C-3 zone as opposed to their R-2 zoning. Given the mix of uses in proximity to the subject lot, it would be appropriate to rezone the subject lot to C-3 to allow for the proposed expansion.

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 general commercial and residential uses are located in proximity to each other. The property is located in an area where general commercial is intended alongside medium density residential development. The plan says that this land use designation is intended for commercial uses that serve citywide needs for business and retail services. The zone change would allow for expansion of the kind of use described by the plan that currently exists on the subject lot. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

It is the DPD's opinion that the City Council should consider applying the zone change to the lots adjacent to the subject lot so that the zoning is consistent with their use. Rezoning the lots would be appropriate given their current uses. 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**

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 condition:

The City Council should consider rezoning the lots adjacent to the subject lot to C-3 .

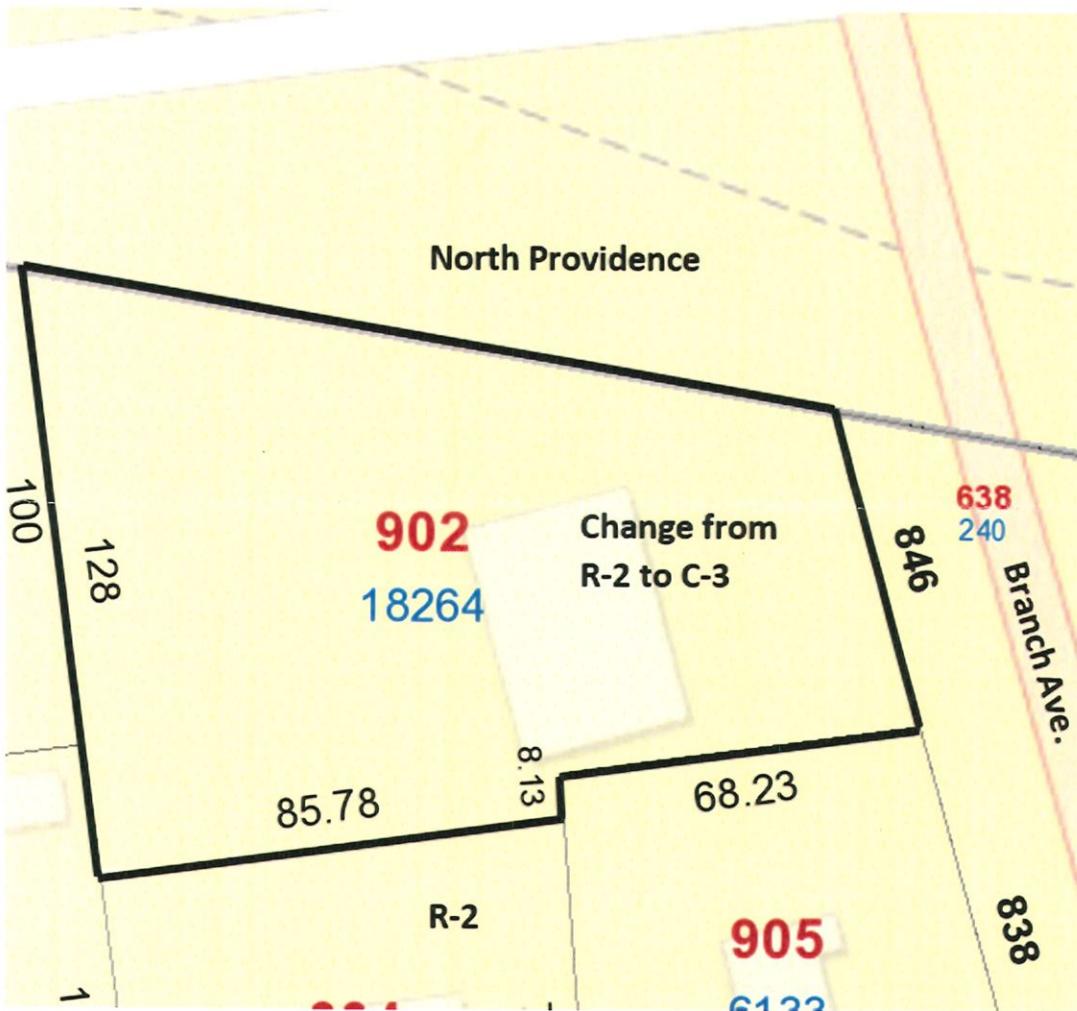
CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

I, Sal Compagnone, hereby petition the City Council to change the zoning district for Tax Assessor's plat 97, lot 902, at 846 Charles St., from R-2 to C-3 in a manner to allow for the expansion of the existing commercial building and uses, as shown on the accompanying map.



Signature: *Sal Compagnone*  
Address: 846 Charles St., Providence, RI 02904  
Phone: 401-864-1995  
Email Address: allstatebuilders@cox.net