

# Providence City Plan Commission

March 16, 2021



## AGENDA ITEM 3 ■ 845 ALLENS AVE



View of the building from Allens Ave



Aerial view of lots to be rezoned

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	845 Allens Ave, LLC	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone 845 Allens Ave from C-1 to M-1
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3488 Rezoning from C-1 to M-1		
<b>PROJECT LOCATION:</b>	845 Allens Ave C-1 zoning district AP 101 Lot 793	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Washington Park	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The applicant is requesting to rezone 845 Allens Ave (AP 101 Lot 793) from C-1 to M-1. The lot is occupied by a commercial building that the petitioner is proposing to use as a warehouse, which requires the requested zone change to operate. There are a mix of uses around this portion of Allens Ave, where the C-1, M-1 and R-2 zones are located adjacent to each other. The M-1 zone is directly to the north of the subject lots. Given the mix of uses and the building's industrial design, it would be appropriate to rezone the subject lot to M-1 to operate the proposed warehouse.

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 low density residential, neighborhood commercial and business uses are located in proximity to each other. The warehouse use would be appropriate for the building as the massing and design are characteristic of an industrial structure that can accommodate the use. The change would allow for a use that is consistent with the neighborhood's character. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

It is the DPD's opinion that rezoning the lot would be appropriate given the current use and that it 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 recommend approval of the proposed zone change to the City Council.

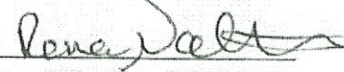
**City of Providence**  
State of Rhode Island and Providence Plantations

**PETITION TO THE HONORABLE CITY COUNCIL  
OF THE CITY OF PROVIDENCE:**

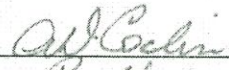
The undersigned respectfully petitions your honorable body

845 Allens Avenue LLC and Coclin Tobacco Corporation hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the property located at 845 Allens Avenue identified as Plat 101, Lot 793 from C-1 to M-1.

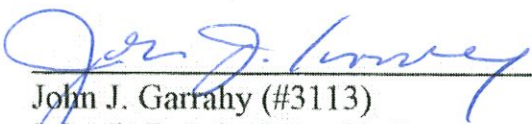
845 Allens Avenue LLC

By:   
Title: MEMBER

Coclin Tobacco Corporation

By:   
Title: President

By their Attorney:

  
John J. Garrahy (#3113)  
John J. Garrahy Law, LLC  
2088 Broad Street  
Cranston, Rhode Island 02905

February 3<sup>rd</sup>, 2021

**JOHN J. GARRAHY LAW, LLC**  
**2088 BROAD STREET**  
**CRANSTON, RHODE ISLAND 02905**  
**(401) 383-3830**  
**jjgarrahy@garrahyllaw.com**

February 11, 2021

Ms. Tina L. Mastroianni  
First Deputy City Clerk  
City of Providence  
25 Dorrance Street  
Providence, Rhode Island 02914

***Re: Petition to the City Council to Rezone 845 Allens Avenue -  
Plat 101, Lot 793 from C-1 to M-1***

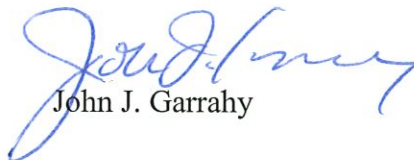
Dear Madam Clerk:

Enclosed please find a Petition to Rezone the subject property from C-1 to M-1, as well as the \$150 filing fee. Also enclosed are two sets of labels for property owners within 200 feet of the property.

Please advise of any hearings with respect to this matter.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

  
John J. Garrahy

Enclosures

