

Providence City Plan Commission

January 18, 2022



AGENDA ITEM 3 ■ 472 POTTERS AVE



Aerial view of the site



View of the building

OVERVIEW

OWNER/APPLICANT:	Catherine Dean and Randy White, Petitioners	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lot at 472 Potters Ave (AP 49 Lot 635) from R-3 to C-2
CASE NO./PROJECT TYPE:	CPC Referral 3502 Rezoning from R-3 to C-2		
PROJECT LOCATION:	472 Potters Ave AP 49 Lot 635 R-3 zone	RECOMMENDATION:	Recommend approval of proposed zone change
NEIGHBORHOOD:	Elmwood	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting to rezone 472 Potters Ave, a nonconforming former industrial building, from R-3 to C-2 for use as a multifamily development with some commercial on the ground floor. The building's massing and previous use are inconsistent with the R-3 zone. The lot is in proximity to the C-2 zone on Elmwood Ave, where multifamily development is encouraged. Given the previous use of the building and the mix of uses in proximity, rezoning to C-2 is not expected to have a negative effect on neighborhood character or surrounding property. The residential nature of the proposal will be less intense, and more compatible with the surroundings than the previous industrial use.

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 neighborhood commercial and medium density residential uses are located in proximity. The property is located in an area where neighborhood commercial development—which includes high density residential development—is intended alongside medium density residential development. The plan encourages high density residential development around areas of change like Elmwood Ave. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of housing. Rezoning the lot would be appropriate given the character of the surroundings, the current zoning and the proposed use, as the building's massing supports more than the three dwelling units permitted in the R-3 zone. 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.

ZONING VARIANCE: CHANGE OF ZONING MAP November 3, 2021

We, Catherine Dean and Randy White, Jr. hereby petition the Providence City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for our property located at 472 Potters Ave, Plat 49 Lot 353, and shown on the accompanying map. We are asking for the change be from R3 to C2.

The property was always non-conforming. It has never been a residential property but was built in a residential neighborhood in 1892 before zoning existed. The building has always been a factory. Mr. William Braitsch, an award-winning silversmith for Tiffany & Co., went out on his own and opened silver factory similar to Gorham but much smaller. Since then and up until 12 years ago or so a long series of fashion jewelry, laundries and other light manufacturing took place in the building. The building has been vacant for the last 12+ years.

Mr. White and Ms. Dean purchased the building on December 28, 2018 to convert it to affordable apartments. As you know, there is a housing shortage in the City of Providence and our building may help reduce that problem in the Historic Elmwood District. In addition, we will have a small green grocer in the building so our tenants will be able to purchase farm fresh produce, at reduced prices, without leaving the building. This may increase their consumption of fresh fruit and vegetables thereby promoting health.

Attached please find a radius map which shows our property boundary; our zoning district and existing streets and roads with their names. Also attached are two (2) sets of mailing labels addressed to our neighbors within a 200' radius of our property. Also attached is a check To the City of Providence for the \$150 fee and another check for the advertising fee, when we are informed of the cost.

We want to thank the City Council in advance for their kind consideration of our petition.

Catherine Dean
Catherine Dean and Randy White, Jr.

11/8/2021



