

# Providence City Plan Commission

February 15, 2022



## AGENDA ITEM 4 ■ 681 VALLEY AND 75 RATHBONE STREET



View of the building



Aerial view of lot to be rezoned

### OVERVIEW

|                               |   |                             |   |
|-------------------------------|---|-----------------------------|---|
| <b>OWNER/APPLICANT:</b>       | Teatro Group LLC  | <b>PROJECT DESCRIPTION:</b> | The applicant is petitioning to rezone the subject lots from M-1 to M-MU 75 |
| <b>CASE NO./PROJECT TYPE:</b> | CPC Referral 3507<br>Rezoning   |                             |   |
| <b>PROJECT LOCATION:</b>      | 681 Valley Street (AP 27 Lot 90) and<br>75 Rathbone Street (AP 27 Lot 75)<br><br>M-1 zone | <b>RECOMMENDATION:</b>      | Recommend approval of proposed zone change                                  |
| <b>NEIGHBORHOOD:</b>          | Valley  | <b>PROJECT PLANNER:</b>     | Choyon Manjrekar  |

**Discussion**

The petitioner is requesting a rezoning of 681 Valley Street and 75 Rathbone Street (AP 27 Lots 90 and 75) from M-1 to M-MU 75. The lots are occupied by commercial buildings that have been used for a number of purposes. The zone change is being requested to allow for mixed use development. The surrounding area is zoned for industrial use where residential use is prohibited, but includes a number of uses including a gas station and varied commercial uses.

Per the Future Land Use Map of Providence Tomorrow this area is intended for business commercial/mixed use development—which includes high density residential and mixed use development. Inclusion of mixed use would not have a negative character on neighborhood character. Rezoning the site would be appropriate given the character of the surroundings, the current zoning and the proposed use.

Based on the foregoing discussion, The rezoning is appropriate as mixed use development would be appropriate for the neighborhood's character. 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 M-MU 75.

CITY OF PROVIDENCE

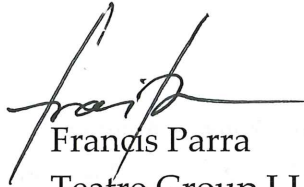
STATE OF RHODE ISLAND

**PETITION TO THE CITY COUNCIL**

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

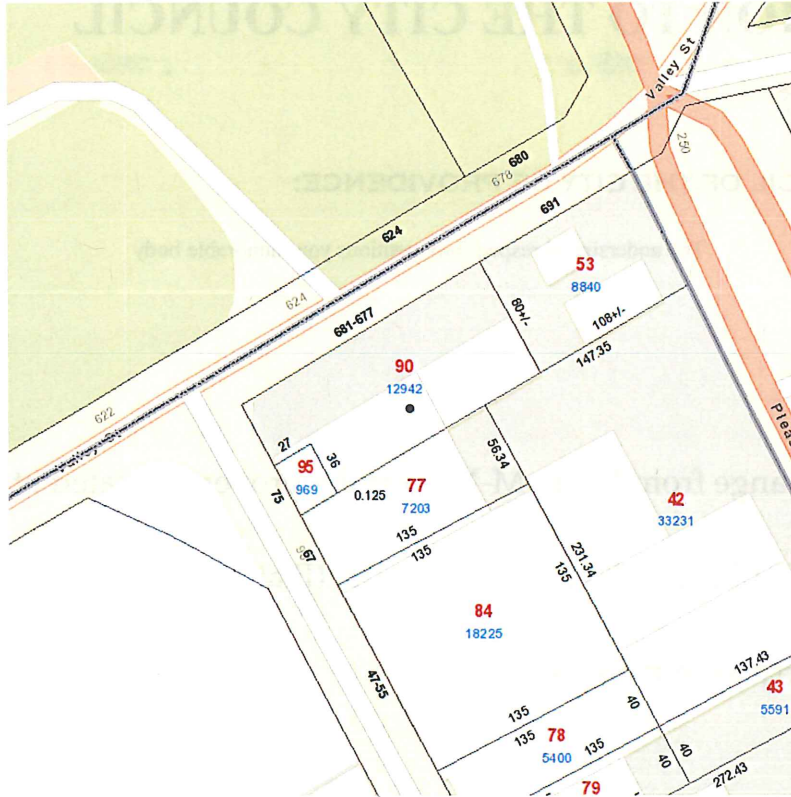
The undersigned respectfully petitions your honorable body

To approve a zoning change from M1 to M-MU for the property located at 681 Valley Street (Plat 27 / Lot 90) and 75 Rathbone Street (Plat 27 / Lot 95) in order to redevelop the property for mixed use.

A handwritten signature in black ink, appearing to read 'Francis Parra', with a long horizontal stroke extending to the right.

Francis Parra  
Teatro Group LLC  
679 Valley Street  
Providence, RI 02908

**681 Valley Street (Plat 27 / Lot 90) and 75 Rathbone Street (Plat 27 / Lot 95)**



**Abutters:**

|                         |   |
|-------------------------|---|
| 624 Valley Street       | United States of America<br>2 Exchange Terrace, Providence, RI 02903  |
| 680 Valley Street       | City of Providence  |
| 691 Valley Street       | Khurram Ahmad<br>691 Valley Street, Providence, RI 02908              |
| 67 Rathbone Street      | AMG Realty LLC<br>33 Hemlock Street, Providence, RI 02908             |
| 47 Rathbone Street      | Rathbone Properties LLC<br>532 Kinsley Avenue, Providence, RI 02909   |
| 68 Pleasant Valley Pkwy | Johnson & Wales University<br>Abbot Park Place, Providence, RI 02903  |
| 35 Hemlock Street       | Narragansett Bay Commission<br>One Service Road, Providence, RI 02905 |

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.  
2021 DEC 23 A 9:09

FILED