

A photograph of a paved driveway leading to a red house, with a black SUV and a dark sedan parked on the right side. The driveway is bordered by dense green trees and bushes on the left, and a white building is visible on the right.

[illegible]

OWNER/APPLICANT:	Patriot State Storage LLC, Petitioner	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lots at 28-40 Eastwood Ave from R-2 to M-1
CASE NO./PROJECT TYPE:	CPC Referral 3508 Rezoning		
PROJECT LOCATION:	28-40 Eastwood Ave AP 105 Lots 419, 420, 421 and 422 R-2 zone	RECOMMENDATION:	Recommend approval of proposed zone change
NEIGHBORHOOD:	Hartford	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The applicant is requesting a rezoning of 28-40 Eastwood Ave (AP 105 Lots 419, 420, 421 and 422) from R-2 to M-1, for expansion of a storage space facility located north of the subject property. The portion of Eastwood Ave that abuts the subject lots is undeveloped and is proposed for abandonment to be merged into the storage space facility with the subject lots.

The lots are adjacent to the R-2 zone to the south. The neighborhood's character is primarily residential, but there is some separation between housing and nonresidential uses like the subject storage space facility. As the storage space facility has existed without negative effects on the surroundings, rezoning the lots to M-1 is not expected to affect neighborhood character. Development in the M-1 zone requires a rear yard set-back of at least 20', which will create separation between residential uses.

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 low density residential uses are located in proximity to business/mixed use development, which allows for storage space facilities.

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-1.

City of Providence
State of Rhode Island and Providence Plantations

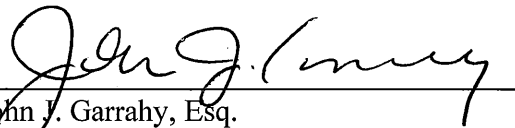
PETITION TO THE HONORABLE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

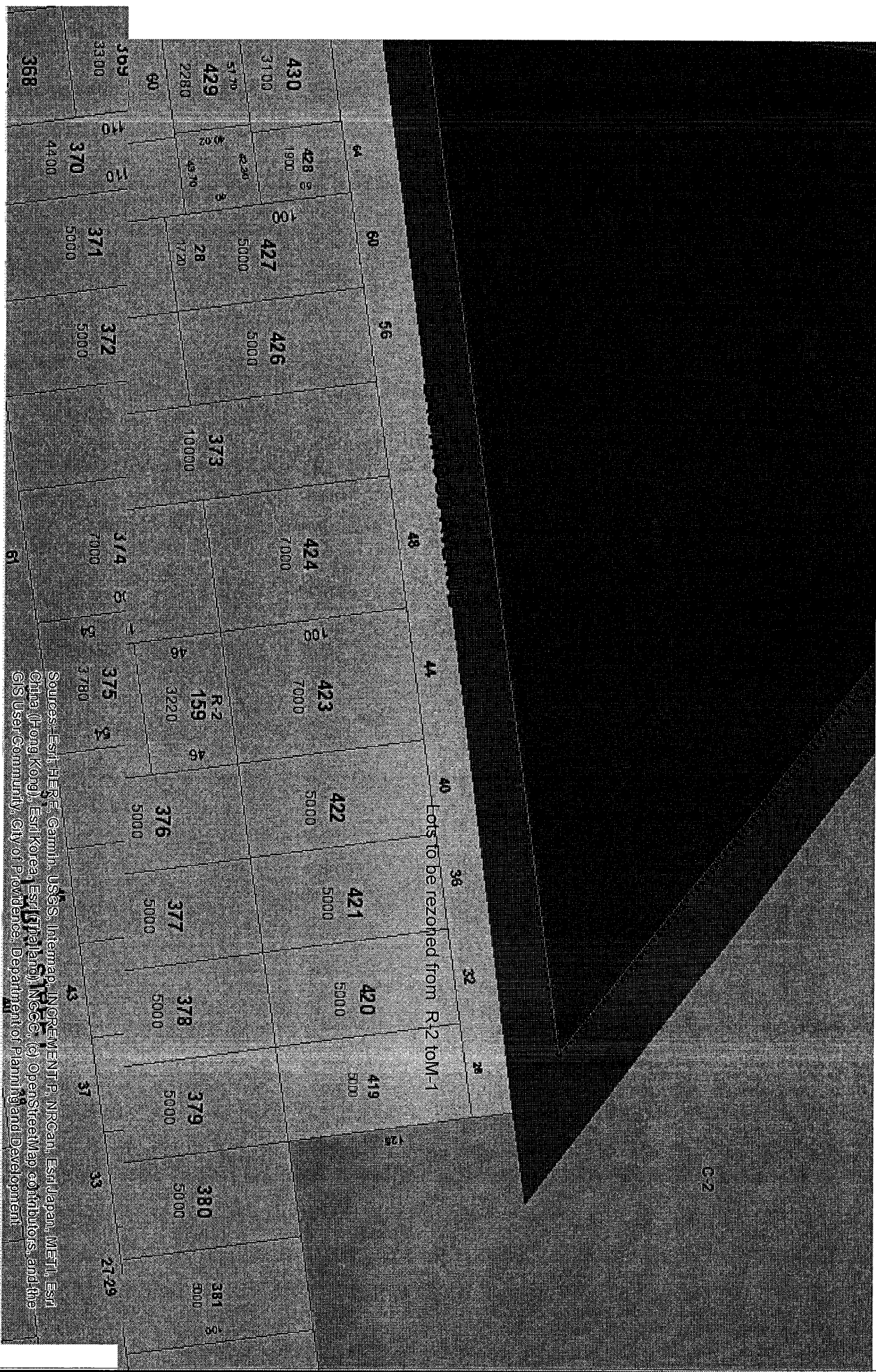
Patriot State Storage, LLC hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the properties identified as Plat 105 Lots 419, 420, 421 and 422 from R-2 to M-1.

Patriot State Storage, LLC
By It's Attorney:
John J. Garrahy (#3113)
John J. Garrahy Law, LLC
2088 Broad Street
Cranston, Rhode Island 02905



John J. Garrahy, Esq.

November 30, 2021



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Taiwan), Swgg, (c) OpenStreetMap contributors, and the GIS User Community, City of Providence, Department of Planning and Development.

This information depicted on this map is for a living pump case on this site is not adequate for a legal opinion, day definition, magnitude, impact on, or participation in a project.

Doc: 12/15/2021



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JORDAN E. ELORZA, MAYOR | ROBINIE NICKERSON ALICE, DIRECTOR

DEPARTMENT OF PLANNING AND DEVELOPMENT
JO ROSE O. ELORZA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR

JO ROE O. ELORZA, MAYOR | BONIE NICKERSON AICP, DIRECTOR