

Providence City Plan Commission

April 12, 2022



AGENDA ITEM 1 ■ 828 CHARLES STREET



Street view



An aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	Bethany Martone and Daniel Navedo	PROJECT DESCRIPTION:	The petitioning is requesting to rezone 828 Charles Street from R-2 to C-3
CASE NO./ PROJECT TYPE:	CPC Referral 3510 Rezoning from R-2 to C-3		
PROJECT LOCATION:	828 Charles Street R-2 zone AP 97 Lot 960	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Charles	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The applicant is proposing to rezone 828 Charles Street (AP 97 Lot 960), which is occupied by a mixed-use building, from R-2 to C-3. It is the DPD's understanding that the change is being requested for expansion of the building and its constituent uses. The C-3 zone is located directly south of subject lot at 822 Charles Street. There are two lots zoned R-2 between the subject lot and the C-3 zone to the north, which are occupied by a multifamily dwelling and a two family dwelling on a large lot. Although zoned R-2, the development observed on this portion of Charles Street is 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.

Rezoning the lot would be appropriate given its current uses and uses on the neighboring sites. 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.

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:

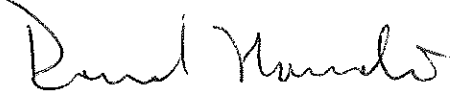
The undersigned respectfully petitions
your honorable body

We, Bethany Martone and Daniel Navedo hereby petition the City Council to change the official Zoning Map of the city of Providence by changing the zoning district designation for the property located at 828 Charles St, accessor plat 97/lot 960 from R2 to C3 as shown on the accompanying map.

Bethany Martone



Daniel Navedo



828 Charles St

Providence RI 02904

401-265-0960

