

# Providence City Plan Commission

June 28, 2022



## AGENDA ITEM 2 ■ 48 MARLBOROUGH AVE



Aerial view of the site



View of 48 Marlborough

### OVERVIEW

**OWNER/APPLICANT:** Jose Sanchez

**PROJECT DESCRIPTION:** The applicant is petitioning to rezone the subject lot at 48 Marlborough Ave (AP 45 Lot 758) from R-3 to C-1

**CASE NO./** CPC Referral 3519  
**PROJECT TYPE:** Rezoning from R-3 to C-1

**PROJECT LOCATION:** 48 Marlborough Ave  
AP 45 Lot 758  
R-3 zone

**RECOMMENDATION:** Recommend approval of proposed zone change

**NEIGHBORHOOD:** Elmwood

**PROJECT PLANNER:** Choyon Manjrekar

**Discussion**

The petitioner is requesting the rezoning of 48 Marlborough Ave, from R-3 to C-1. This lot is in common ownership with the adjacent AP 45 lot 515, at which the petitioner operates a retail business. The rezoning is requested to expand the business. The lot is in proximity to the C-1 zone on Elmwood Ave, where retail development is permitted by right.

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 plan describes areas for medium density residential as ones that are intended for residential use but where neighborhood businesses may also be appropriate. It is the DPD's opinion that rezoning to C-1 is not expected to have a negative effect on neighborhood character or surrounding property as this is an area where commercial development is located adjacent to residential uses.

Rezoning the lot would be appropriate given the character of the surroundings, the current zoning and the proposed use, as the business has existed for a number of years without a negative effect on neighboring property. 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-1.