

# Providence City Plan Commission

June 21, 2022



## AGENDA ITEM 2 ■ 635 HOPE STREET



View of the house



An aerial view of the site

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Russell Broccoli	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone 635 Hope Street from R-2 to R-P
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3520 Rezoning from R-2 to R-P		
<b>PROJECT LOCATION:</b>	635 Hope Street R-2 zone AP 6 Lot 264	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Blackstone	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The petitioner is requesting to rezone 635 Hope Street (AP 6 Lot 264) from R-2 to R-P which is occupied by a residence with a chiropractor's practice operating as a home occupation. The petitioner is requesting the rezoning to allow for continued operation of the practice within the building without requiring the operator to live in the residential portion of the building. This area is primarily residential but there are some nonresidential uses in proximity including a house of worship directly to the north and a retail store to the west across Hope Street.

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 intended for low density residential development which the plan describes as areas intended for one to two family dwellings on separate lots with small scale commercial uses appropriate in some areas. The character of the development would conform to this description upon rezoning as it would maintain the residential character of the dwelling with an appropriately scaled commercial use. As the use has been in operation for a number of years, the rezoning would be consistent with the intent of the comprehensive plan.

Given the current use of the building, the zone change to R-P would be appropriate as it would allow for a continuation of the use by right. 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**

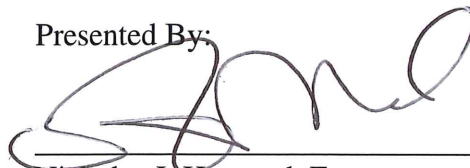
**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions this honorable body:

I, Nicholas J. Hemond, on behalf of Russell D. Broccoli, owner of real property located at 635 Hope Street, Providence, RI, Plat 6, Lot 264, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designed for the properties located at Plat 6, Lot 264 and shown on the accompanying map, from an R2 to RP.

Presented By:

A handwritten signature in dark ink, appearing to read 'N. Hemond', is written over a horizontal line.

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Attorney of Record for:  
Russell D. Broccoli  
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