

Providence City Plan Commission

September 20, 2022



AGENDA ITEM 2 ■ REZONING OF 550 VEAZIE STREET



An aerial view of the site

Site plan with proposed expansion

OVERVIEW

OWNER/ APPLICANT:	BFG MA RI LLC	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of the subject lot from M-MU 75 to M-1
CASE NO./ PROJECT TYPE:	CPC Referral 3526 Rezoning from M-MU 75 to M-1	RECOMMENDATION:	Recommend of approval of the proposed change
PROJECT LOCATION:	550 Veazie Street M-MU 75 zone AP 78 Lot 454		

NEIGHBORHOOD: Wanskuck

PROJECT PLANNER: Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lot from M-MU 75 to M-1. It is occupied by a self-storage facility that operates through a variance granted by the zoning board of review. The applicant is requesting the rezoning to allow for expansion of the facility and to render the existing use conforming. The neighborhood's character is defined by a mix of uses including commercial uses and multifamily housing.

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 business/mixed use development which the plan describes as areas intended for the expansion of business and commercial uses. The rezoning would conform to this description by allowing the use to operate by right, and allowing for its expansion. As the use has been in operation for a number of years, the rezoning would be consistent with the intent of the comprehensive plan. Based on plans provided, an expansion of approximately 3,700 SF is proposed which is not expected to affect neighborhood character or surrounding property.

Given the current use of the site, the zone change to M-1 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

Based on the foregoing discussion, the DPD recommends that the CPC recommend that the council approve the zone change.