

# Providence City Plan Commission

October 11, 2022



## AGENDA ITEM 5 ■ 180 GEORGE M COHAN BOULEVARD



View of the site from building



Aerial view of the site

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	180 GMC LLC	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting a rezoning of the subject lots from R-2 to W-2
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3517 Rezoning from R-2 to W-2		
<b>PROJECT LOCATION:</b>	180 George M Cohan Boulevard  AP 17 Lot 650  R-3 zone	<b>RECOMMENDATION:</b>	Recommend approval of zone change to W-2
<b>NEIGHBORHOOD:</b>	Fox Point	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The applicant is requesting a rezoning of 180 George M Cohan Boulevard from R-2 to W-2. The lot is occupied by a large building relative to the R-2 zone that has housed a number of high density uses including assisted living and a student dormitory. Its current use is for multifamily housing through a variance granted by the Zoning Board of Review (ZBR). Despite the variance, the applicant is requesting a zone change to W-2 to allow for the multifamily use by right and render the existing building conforming.

The lot is zoned R-2 but located adjacent to the W-2 zone to the south which includes the abutting highway. Given the neighborhood's character, which is primarily residential, it is the DPD's opinion that rezoning the lot to W-2 would be appropriate as it is intended to accommodate multifamily development. In granting the use variance for a multifamily building, the ZBR found that multifamily residential would be the most appropriate use for the site. The change to W-2 is not expected to have a negative effect on neighborhood character or surrounding property given the presence of multifamily housing and the building's prior 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 low density residential is located in proximity to waterfront/mixed use and neighborhood commercial/mixed use development. The rezoning would be appropriate as the building's massing and design would be in character with the W-2 zoning.

Based on the foregoing discussion, rezoning the lot to W-2 would be appropriate given the character of the surroundings, the current zoning and the proposed use. The rezoning would negate the need for the use variance as the multifamily could operate by right. The CPC should recommend that the rezoning be approved subject to the applicant abandoning the use variance. 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 rezone the subject lot to W-2 subject to the following condition:

The applicant shall abandon the use variance upon approval of the zone change.