

Providence City Plan Commission

October 18, 2022



AGENDA ITEM 2 ■ 472, 480 AND 483 DOUGLAS AVE



View of the building from Douglas Ave



Aerial view of lots to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Shamrock Partners LLC, Kingdom Capital LLC, John E O Rourke Jr.	PROJECT DESCRIPTION:	The petitioners are requesting to rezone the subject lots from R-3 to C-2
CASE NO./ PROJECT TYPE:	CPC Referral 3529 Rezoning from R-3 to C-2	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
PROJECT LOCATION:	472, 480 and 483 Douglas Ave R-3 zoning district, 483 Douglas under ICBD overlay AP 119 Lots 101, 232 and 287	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Wanskuck		

Discussion

The petitioners are requesting a rezoning of the subject lots from R-3 to C-2. Although zoned residential, the lots are occupied by commercial buildings that the petitioners are proposing to rezone in order to render them conforming. Uses include a former auto service business, a bar and a vacant industrial building. In addition to residential development, there are a mix of uses on this portion of Douglas Ave including commercial and multifamily housing, which can be observed to the north and south of the subject properties. Given the mix of uses and the commercial design of the subject buildings, it would be appropriate to rezone the subject lots to C-2 as it would allow them to function based on their design and intent.

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 medium density residential uses. As discussed, the neighborhood’s character is composed of a mix of uses. The rezoning would be appropriate as the massing and design of the subject buildings are characteristic of commercial construction and the change would allow for a use that is consistent with the neighborhood’s character. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

It is the DPD’s opinion that rezoning the lots would be appropriate and that it 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 approval of the proposed zone change to the City Council.