

Providence City Plan Commission

October 18, 2022



AGENDA ITEM 3 ■ 154 AND 164 DELAINE STREET



View of the building from Delaine Street



Aerial view of lots to be rezoned

OVERVIEW

OWNER/ APPLICANT:	YWCA Rhode Island	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lots from R-3 to M-MU 75
CASE NO./ PROJECT TYPE:	CPC Referral 3530 Rezoning from R-3 to M-MU 75		
PROJECT LOCATION:	154 and 164 Delaine Street R-3 zoning district AP 62 Lots 429, 431	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Wanskuck	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lots from R-3 to M-MU 75. Each lot is occupied by a multifamily building that the applicant intends to renovate and expand. The lots are the only residentially zoned lots on the eastern portion of Delaine Street which is zoned C-2 to the east and M-MU 75 to the west and south of the subject lots. Based on the zoning and current uses on the site, rezoning the subject lots would be appropriate as it would allow for expansion of the uses, render them conforming, and conform to the surrounding zoning.

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 business/mixed use, general commercial and medium density residential uses are located in proximity. Given the mix of uses and the location of the lots in an area where commercial, multifamily housing, and mixed use development is appropriate, the rezoning would conform to 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.