

# Providence City Plan Commission

October 18, 2022



## AGENDA ITEM 4 ■ 477 AND 485 BROADWAY



View of the building from Broadway



Aerial view of lots to be rezoned

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Italo American Club of RI	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone the subject lots from R-P to C-3
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3531 Rezoning from R-P to C-3		
<b>PROJECT LOCATION:</b>	477 and 485 Broadway R-P zoning district AP 33 Lots 309, 310 and 527	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Wanskuck	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The petitioner is requesting a rezoning of the subject lots from R-P to C-3. The applicant operates a cultural facility on the subject lots that includes a restaurant with provision of incidental entertainment. Incidental entertainment allows for playing of unamplified acoustic music and playing of prerecorded music below maximum volume without dancing, cover charges and light effects. The zone change is being requested to allow for live entertainment –ancillary use, which would allow for enhanced entertainment that would include amplified music, DJs, dancing and performances.

It is the DPD's opinion that rezoning to C-3, which allows for a range of intense uses, would be inappropriate for this site. It is also conceivable that provision of a more enhanced form of entertainment could have a negative effect on surrounding property. According to the Future Land Use Map of Providence Tomorrow, this area is intended for medium density residential and neighborhood commercial uses. Rezoning to C-3, which is intended for general commercial use would be out of character with the plan's intent.

The DPD acknowledges that there may be some cases where entertainment that is more intense than what is allowed under incidental entertainment may be appropriate. This could include amplified music and allowing for different activities. It would be more efficient to amend the definition of incidental entertainment to allow for more activities instead of rezoning whenever it is required. No action should be taken on this item, but the definition of incidental entertainment should be reviewed to determine appropriate changes.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC should recommend to the city council that no action be taken on the zone change. Rather, the CPC should advise the council to amend the definition of incidental entertainment to alter for moderately amplified live music.