

# Providence City Plan Commission

October 18, 2022



## AGENDA ITEM 5 ■ 722 AND 730 DOUGLAS AVE



View of the site from Douglas Ave



Aerial view of lots to be rezoned

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Jubril Bamgbala	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone the subject lots from R-2 to C-1
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3532 Rezoning from R-2 to C-1	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>PROJECT LOCATION:</b>	722 and 730 Douglas Ave R-2 zoning district AP 123 Lots 30 and 31	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Wanskuck		

**Discussion**

The petitioner is requesting a rezoning of the subject lots from R-2 to C-1 with the intent of allowing for a commercial and residential mixed use development. The lots are vacant and zoned residential, adjacent to the C-1 zone to the south. This portion of Douglas Ave is predominantly residential but there are areas of commercially zoned property to the south of the subject lots and to the east across Douglas Ave. Commercial uses include retail and auto repair in addition to multifamily housing. Given the mix of uses and the proximity of the subject lots to the C-1 zone, the rezoning would be appropriate as it would be in character with the surroundings.

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 use is located adjacent to neighborhood commercial development. As discussed, the neighborhood’s character is composed of a mix of uses. The rezoning would be appropriate as it 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.