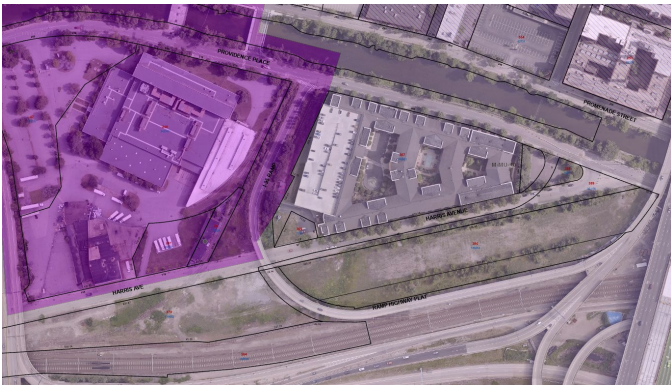


# Providence City Plan Commission

November 15, 2022



## AGENDA ITEM 3 ■ 115 HARRIS AVE



Aerial view of the site



Zone Change Application

Proposed zoning map

### OVERVIEW

<b>OWNER/APPLICANT:</b>	115 Harris LLC	<b>PROJECT DESCRIPTION:</b>	The applicant is petitioning to rezone 115 Harris Ave from M-1 to M-MU 90
<b>CASE NO./PROJECT TYPE:</b>	CPC Referral 3533 Rezoning from M-1 to M-MU 90		
<b>PROJECT LOCATION:</b>	115 Harris Ave AP 26 Lot 26	<b>RECOMMENDATION:</b>	Recommend approval of proposed zone change
<b>NEIGHBORHOOD:</b>	Smith Hill	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The applicant is proposing to rezone 115 Harris Ave from M-1 to M-MU 90. The lot is currently occupied by a three story building and the zone change is being requested to allow for multifamily development on the lot.

The subject lot is located within an area of the City that is intended for industrial and heavy commercial use, with the surrounding lots zoned M-1 to the north and west, and M-MU 90 zone to the east and south. Multifamily development is not permitted in the M-1 zone but allowed by right in the M-MU 90 zone. Per the Future Land Use Map of Providence Tomorrow—which is not intended for parcel level analysis— this area is one intended for business/mixed use development which allows for multifamily development in certain areas. The plan envisions this area as one with industrial uses in proximity to heavy commercial and residential uses. A large multifamily development is located directly to the east of the subject lot. Given the mix of industrial and residential uses around the site, it appears that the rezoning is consistent with the intent of the comprehensive plan and zoning ordinance.

Rezoning the lot to M-MU 90 to allow for a use that is permitted by right in the adjacent M-MU 90 zone is not expected to have a negative effect on neighborhood character or surrounding property as the use will be similar to what is already permitted in proximity to the M-1 zone. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages developing new housing in the City.

Based on the foregoing discussion, rezoning the lot would be appropriate given the character of the surroundings and the proposed use. It is the DPDs 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 approve the proposed zone change to M-MU 90.