

Providence City Plan Commission

March 21, 2023



AGENDA ITEM 2 ■ 112 BOGMAN STREET



View of the building from Bogman Street



Aerial view of lot to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Peace Love and Power Consulting Services LLC	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lot from R-3 to R-P
CASE NO./ PROJECT TYPE:	CPC Referral 3540 Rezoning from R-3 to R-P		
PROJECT LOCATION:	112 Bogman Street R-3 zoning district AP 45 Lot 892	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Upper South Providence	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lot from R-3 to R-P. The lot is occupied by a single story building that is used to provide counselling services, which is permitted by right as a medical office in the R-P zone. The lot is separated from the C-1 zone on Prairie Ave by lot 643. Based on the proximate zoning and current use of the site, rezoning the subject lot would be appropriate as it would allow for operation of the use by right and render it conforming.

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 neighborhood commercial and medium density residential uses are located in proximity. The plan states that small scale neighborhood commercial uses like the one operated by the applicant are appropriate in certain areas intended for medium density residential development. Given the mix of uses and the location of the lot where neighborhood commercial uses are appropriate, the rezoning would conform to the intent of the comprehensive plan.

It is the DPD's opinion that the rezoning 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.