

Providence City Plan Commission

May 16, 2023



AGENDA ITEM 2 ■ 1051-61 CHALKSTONE AVE



View of the building



Aerial view of the lots

OVERVIEW

OWNER/ APPLICANT:	Richard Grasso and RDR Realty Associates Inc	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lots from C-1 to C-2
CASE NO./ PROJECT TYPE:	CPC Referral 3545 Rezoning from C-1 to C-2	RECOMMENDATION:	Recommend approval of the proposed zone change
PROJECT LOCATION:	1051-1061 Chalkstone Ave AP 84 Lots 164, 165, 166 436 and 447	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Elmhurst		

Discussion

The applicant is proposing to rezone 1051-1061 Chalkstone Ave (AP 84 Lots 164, 165, 166, 436 and 447) from C-1 to C-2. Per the applicant, the intention is to legalize and expand the current use of a vehicle dealership/repair service, which is not permitted in the C-1 zone. Chalkstone Ave is considered a main street and exhibits a variety of uses including varying degrees of commercial use and residential uses. The area to the north of the development is zoned R-2. It is the DPD's opinion that the change to C-2 is not expected to have a negative effect on neighborhood character as it would legalize an existing use.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this portion of Chalkstone Ave is intended for neighborhood commercial/mixed use development in proximity to low density residential development to the north. The rezoning would be consistent with this description as it would render the existing business conforming. The site would conform to the zoning requirements of the C-2 zone and a special use permit would be required to review any proposed expansion. It is the DPD's 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 make a positive recommendation to the City Council to approve the proposed change.