

Providence City Plan Commission

June 20, 2023



AGENDA ITEM 3 ■ SELF STORAGE PROHIBITION

OVERVIEW

PROPONENT:	Councilman Miguel Sanchez and other members of the	RECOMMENDATION:	Recommend approval of the proposed amendment
CASE NO./ PROJECT TYPE:	CPC Referral 3546 Amendment of ordinance to prohibit self storage facilities		
PROJECT DESCRIPTION:	Amendment of Section 1200.F—prohibited uses and Use Matrix 1201 of the zoning ordinance to prohibit self-storage facilities.	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The proponents are proposing to amend Section 1200.F—prohibited uses and Section 1201—Use Matrix of the zoning ordinance by prohibiting self-storage facilities throughout the City. Self-storage would be added to the list of uses prohibited throughout the City and be removed as a permitted use in the C-3 and M-1 zones where it is currently permitted by right.

The Commission has approved numerous self-storage facilities. The developments are usually large massed buildings located on large lots with hundreds of units, often with little fenestration. These facilities do not support much employment relative to their size and may be located on parcels that are zoned for, and could be used for multifamily housing or job creation.

Objective H-2 of the comprehensive plan encourages creation of new housing and objective LU-2 encourages growth in areas best suited to provide access to jobs, housing and transit. Propagation of self-storage facilities in areas zoned to achieve these objectives could be viewed as counter to the plan's intent.

A prohibition such as this is within the City Council's authority under the Comprehensive Plan.

The change would be in conformance with the purposes of zoning outlined in section 101 of the zoning ordinance as it could promote public health, safety and welfare.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC make a positive recommendation to the City Council to approve the proposed amendment.