

Providence City Plan Commission

September 19, 2023



AGENDA ITEM 2 ■ 320 ANGELL STREET



View of the house



An aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	Curtis Point Realty LLC	PROJECT DESCRIPTION:	The petitioner is requesting to rezone 320 Angell Street from R-1 to R-P
CASE NO./ PROJECT TYPE:	CPC Referral 3554 Rezoning from R-1 to R-P		
PROJECT LOCATION:	320 Angell Street R-1 zone AP 11 Lot 12	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	College Hill	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting to rezone 32 Angell Street, (AP 11 Lot 12) which is occupied by a five unit apartment building and a doctor's office from R-1 to R-P. The lot is zoned R-1 but operates as a mixed use building through a variance granted by the Zoning Board. The petitioner is requesting the rezoning to legalize the existing use and allow for more flexibility with the commercial space. This portion of Angell Street is composed of a mix of uses with the R-P zone and mixed use development located across the street and the I zone to the east of the subject lot.

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 intended for single family and medium density residential development adjacent to each other. The plan describes these areas as those intended for one to three family dwellings where mixed use is frequently observed. The character of the development would conform to this description upon rezoning as it would maintain the residential character of the building with an appropriately scaled commercial use. As the use has been in operation for a number of years, the rezoning would be consistent with the intent of the comprehensive plan.

Given the current use of the building, the zone change to R-P would be appropriate as it would allow for a continuation of the use by right. 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

The DPD recommends that the CPC recommend approval of the proposed zone change to the City Council and find the petition to be consistent with the Comprehensive Plan and the purposes of zoning as noted.