

Providence City Plan Commission

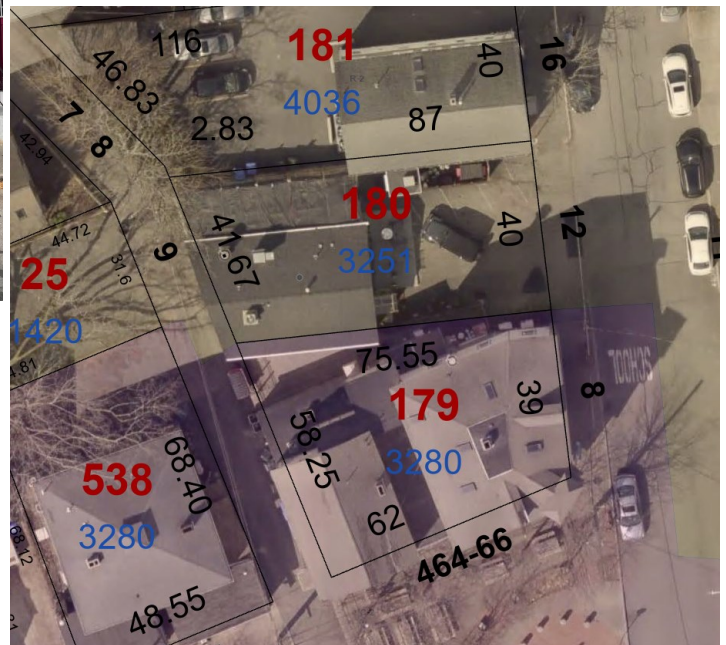
November 14, 2023



AGENDA ITEM 4 ■ 12 GOVERNOR STREET



View of the building from Governor Street



Aerial view of lot to be rezoned

OVERVIEW

OWNER/ APPLICANT:	DWTD LLC, c/o Joshua Miller	PROJECT DESCRIPTION:	The petitioners are requesting to rezone the subject lots from R-2 to C-2
CASE NO./ PROJECT TYPE:	CPC Referral 3560		
PROJECT LOCATION:	12 Governor Street R-2 zoning district AP 17 Lot 180	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Fox Point	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lot from R-2 to C-2. Although zoned residential, the lot is occupied by a restaurant and the rezoning would render it a conforming use. The lot is adjacent to the C-2 zone on Wickenden Street to the south. In addition to residential development, there are a mix of uses on this portion of Governor Street including commercial, mixed use and housing, which can be observed to the north and east of the subject lot. Given the mix of uses and the commercial nature of the subject lot, it would be appropriate to rezone to C-2 as it would allow for operation of the use by right.

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 medium density residential uses in proximity to neighborhood commercial development. As discussed, the rezoning would be appropriate as the zone change would allow for a use that is consistent with the neighborhood’s character. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

It is the DPD’s opinion that rezoning the lot 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.