

# Providence City Plan Commission

December 12, 2023



## AGENDA ITEM 4 ■ 15 FARMINGTON AVE



View of the buildings from Farmington Ave and Silver Spring Street



Aerial view of lot to be rezoned

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Albanese Irrevocable Trust	<b>PROJECT DESCRIPTION:</b>	The petitioners are requesting to rezone the subject lots from R-3 to C-3
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3561 Rezoning from R-2 to C-3	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>PROJECT LOCATION:</b>	15 Farmington Ave R-3 zoning district AP 110 Lot 269		
<b>NEIGHBORHOOD:</b>	Silver Lake	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The subject lot is occupied by two buildings, an auto detailing use on Silver Spring Street which is nonconforming, and an auto repair use on Farmington Ave which is a use that is not permitted in the R-3 zone. The petitioner is requesting a rezoning of the lot to C-3 so that both uses would be permitted by right. Per the future land use map of the comprehensive plan (FLUM), this is an area intended for general commercial development adjacent to medium density residential development. This pattern can be observed around the site with auto repair and heavy commercial uses adjacent to residential development. As the uses have existed for a number of years and the C-3 zone is adjacent to the R-3 zone, the change could conceivably conform to the FLUM. However, the DPD is concerned about the effect of the businesses on neighboring property, particularly residences on Farmington Ave. The lot is completely paved and vehicles were observed to be parked on the sidewalk with trash on the lot. The DPD would be amenable to the change if the applicant were to take steps to improve the condition of the site and reduce the effects of the business on neighboring property.

The CPC is required to find that the change will not negatively affect health, safety and welfare in order to find consistency with Section 101 of the Zoning Ordinance. In order to do so, the applicant would be required to demonstrate measures that would be implemented to reduce the effect of the business on neighboring property. This would include not parking on the sidewalk, trash removal, and meeting the canopy coverage requirement to offset the business' operation. If the CPC can find that the steps taken would be in conformance with section 101, the DPD would not object to the CPC making a positive recommendation.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone change subject to the applicant demonstrating a plan of action that would reduce the effects of the business on surrounding property. As discussed, these would include prohibition of parking on the sidewalk, meeting the canopy coverage requirement under the supervision of the City Forester and trash removal.