

Providence City Plan Commission

December 12, 2023



AGENDA ITEM 5 ■ 355 THURBERS AVE



View of the building from Thurbers Ave



Aerial view of lot to be rezoned

OVERVIEW

OWNER/ APPLICANT:	355 Thurbers Ave LLC	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lot from C-2 to C-3 for a car wash.
CASE NO./ PROJECT TYPE:	CPC Referral 3564 Rezoning from C-2 to C-3		
PROJECT LOCATION:	355 Thurbers Ave C-2 zoning district AP 53 Lot 719	RECOMMENDATION:	Advise City Council to deny the proposed zoning change
NEIGHBORHOOD:	Lower South Providence	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The subject lot is currently vacant. The applicant intends to operate a car wash use, which is prohibited in the C-2 zone, but permitted with a special use permit in the C-3 zone. The petition further proposes that the car wash be allowed by right on the site. The subject lot and lots to the east and west are zoned C-2 and the lots to the north and south are zoned R-3. Per the Future Land Use Map (FLUM) of Providence Tomorrow which indicates the plan's vision for future development, this area is one where neighborhood commercial and medium density residential development are located in proximity. Neighborhood commercial development is characterized by pedestrian and transit oriented uses that serve needs for retail, offices and housing. Based on this description, the proposed rezoning would be inconsistent with the comprehensive plan as the intensity of activity permitted under the C-3 zone would exceed what is appropriate for the neighborhood's character. The rezoning could also detract from the character of the adjacent medium density residential designation which is intended for one to three family dwellings with occasional small scale commercial uses, unlike the proposed car wash and those that would be permitted in the C-3 zone.

The zoning map and FLUM do not indicate any proximate land uses that would justify a change that results in uses of a higher intensity.

It is the DPD's opinion that the rezoning could have a negative impact on the neighborhood's character relative to the intent of the plan, which would make it inconsistent 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 recommendation to the City Council to deny the proposed zone change.