

Providence City Plan Commission

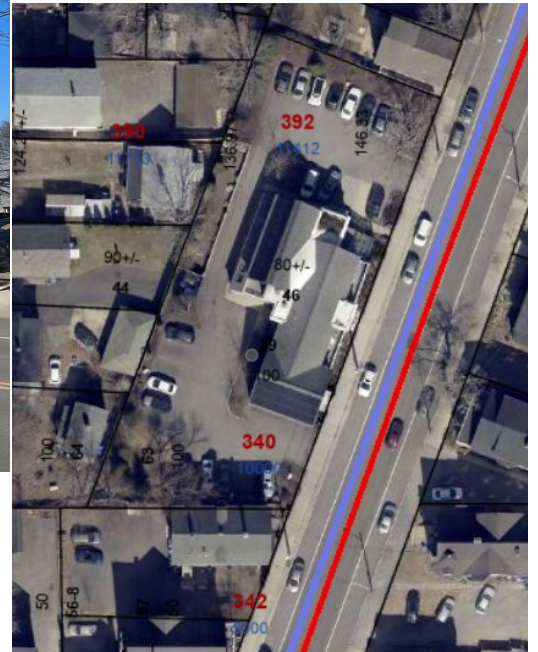
February 20, 2024



AGENDA ITEM 2 ■ 400 HOPE STREET



View of the building from Hope Street



Aerial view of lot to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Meow Mix LLC	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lot from R-3 to C-1
CASE NO./ PROJECT TYPE:	CPC Referral 3570 Rezoning from R-3 to C-1		
PROJECT LOCATION:	400 Hope Street R-3 zoning district AP 9 Lot 614	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Mt Hope	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lot from R-3 to C-1. The lot is occupied by a two story building that houses a veterinary practice and previously, a Montessori school, with both uses permitted through variances granted by the zoning board of review. This portion of Hope Street is mainly composed of residential development, however, there are some nonresidential and mixed use developments in the vicinity including a restaurant, daycare, recreational facility and a public school. Based on the proximate uses and current use of the site, rezoning the subject lot would be appropriate as it would allow flexibility for the subject uses, whose operation is currently restricted by variances. The rezoning would render the lot conforming and also allow for other neighborhood commercial uses. As the building has operated commercial uses for a number of years, a negative effect on neighborhood character is not expected.

The Comprehensive Plan states that small scale pedestrian-accessible, neighborhood commercial uses like the one operated by the applicant, and those in the vicinity, are appropriate in certain areas intended for medium density residential development. Given the mix of uses and the location of the lot, the rezoning would conform to the intent of the comprehensive plan.

It is the DPD's opinion that the rezoning 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.