



**Discussion**

The petitioner is requesting a rezoning of the subject lots from R-3 to M-MU 75. Although zoned residential, the lots are occupied by an auto repair business that the petitioner is proposing to rezone to allow for its expansion, for which plans have been submitted. In addition to residential development, there are a mix of uses on this portion of Potters Ave including a fraternal organization, a utility site and multifamily housing, which can be observed to the east of the subject lots. The M-MU 75 zone is directly to the north of the site. Given the mix of uses, the commercial nature of the site and proximity of the M-MU 75 zone, it would be appropriate to rezone the subject lots as it would allow for the development and expansion of the subject use.

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 where medium density residential uses are located adjacent to business/mixed use development. As discussed, the neighborhood’s character is composed of a mix of uses. The rezoning would be appropriate as the massing and design of the subject building is characteristic of commercial development and the change would allow for a use that has existed for a number of years, and 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 lots would be appropriate subject to the applicant taking measures to ensure that the operation is properly screened and buffered from neighboring properties, particularly those to the rear. The petitioner shall ensure that the development is screened from neighboring property, and transmittance of light, noise and vibration is kept to a minimum. This would make the change 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 subject to the following condition:

The petitioner shall demonstrate how the property will be buffered from neighboring property.