

Providence City Plan Commission

March 19, 2024



AGENDA ITEM 2 ■ 239 CRANSTON STREET



View of the building from Cranston Street



Aerial view of lot to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Providence Community Health Centers (PCHC)	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lot from R-3 to C-2
CASE NO./ PROJECT TYPE:	CPC Referral 3573 Rezoning from R-3 to C-2		
PROJECT LOCATION:	239 Cranston Street R-3 zoning district AP 32 Lot 295	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	West End	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lot from R-3 to C-2. Although zoned residential, the lot is occupied by a commercial building that has been used as a healthcare facility and the rezoning would render it a conforming use and allow for expansion and changes to the structure. The lot is directly adjacent to the C-2 zone to the south and east with neighboring uses that include retail and multifamily housing. 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 has operated 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 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.