

# Providence City Plan Commission

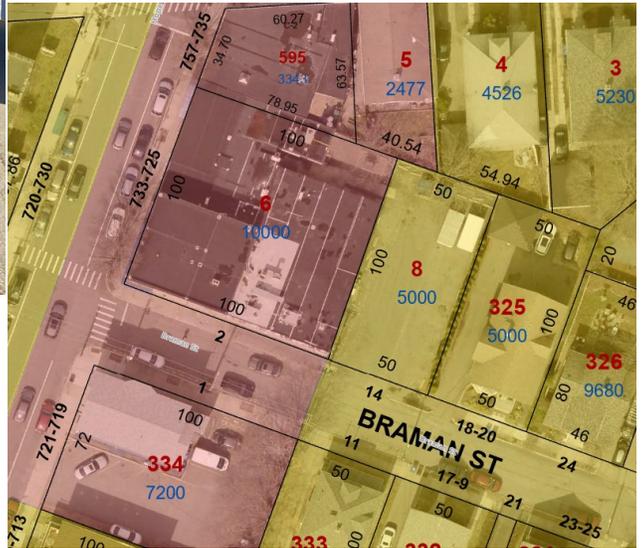
April 15, 2025



## AGENDA ITEM 2 ■ 14 BRAMAN STREET



View of the site from Braman Street



Aerial view of lott to be rezoned

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Bess Mer Realty Corp and Paper Crown Preschool LLC	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone the subject lot from R-3 to C-2
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3593 Rezoning from R-3 to C-2	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>PROJECT LOCATION:</b>	14 Braman Street R-3 zoning district AP 6 Lot 8	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Blackstone		

**Discussion**

The petitioner is requesting a rezoning of the subject lot from R-3 to C-2 which is used as a parking lot, to allow for the expansion of a daycare use for more than 12 people located on the adjacent lot at 727 Hope Street (AP 6 Lot 6). The petitioner intends to install an outdoor play area for the daycare. The C-2 zone on Hope Street which is composed of a mix of neighborhood commercial uses abuts the R-3 zone to the east. Commercial uses include retail and restaurants. Given the mix of uses and the proximity of the subject lots to the C-2 zone, the rezoning would be appropriate as it would be in character with the surroundings. An open space play area adjacent to the R-3 zone would be less intense than other uses permitted in the C-2 zone.

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 use is located adjacent to neighborhood commercial development. As discussed, the rezoning would be appropriate as it is consistent with the intent of the comprehensive plan. It is the DPD's opinion that development should be limited to the use and dimensional regulations of the R-3 zone with a daycare center for 12 or more people, inclusive of ancillary play yards and accessory parking, to demarcate the boundary between both zones.

Rezoning the lots would be appropriate as the change 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 subject to the following condition:

A footnote shall be added to the map to limit the lot to the use and dimensional regulations of the R-3 zone plus Daycare Center (12 or more), inclusive of ancillary play yards, and parking accessory to that use.