

Providence City Plan Commission

June 17, 2025



AGENDA ITEM 1 ■ 22, 24, 26 DE SOTO STREET



View of the buildings from Desoto Street



Aerial view of lots to be rezoned

OVERVIEW

PROPONENT:	Councilman Oscar Vargas	PROJECT DESCRIPTION:	The proponent is requesting to rezone the subject lots from R-3 to M-MU 75
CASE NO./ PROJECT TYPE:	CPC Referral 3597 Rezoning from R-3 to M-MU 75		
PROJECT LOCATION:	22, 24 and 26 De Soto Street R-3 zoning district AP 33 Lots 340, 341 and 343	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Olneyville	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lots from R-3 to M-MU 75. The petition lists 22-24 Desoto Street as a single lot. However, 22 and 24 Desoto Street are on separate lots, AP 33 lots 343 and 341 respectively. The petitioner has indicated that the owner of 26-28 Desoto Street located on AP 33 lot 340 is also amenable to rezoning their lot to M-MU 75. The petition shall be amended at the hearing to include all three addresses and lot numbers.

Although zoned residential, the lots are occupied by industrial businesses that the petitioner is proposing to rezone to have the uses conform to the underlying zoning. Based on a review of the map and a site visit, the area to the west of the subject lots is predominantly industrial and zoned M-MU 75. Given the proximity of the M-MU 75 zone and the industrial character of the neighborhood, it is the DPD's opinion that it would be appropriate to rezone the subject lots given their current 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 primarily industrial, but adjacent to the residential zone. The rezoning would be appropriate as it would allow for continuation of the existing uses under appropriate zoning. A negative effect on neighborhood character is not expected as the uses have existed adjacent to residential development for a number of years. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

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:

The petition shall be amended at the hearing to include the correct addresses and lot numbers of all three subject lots:

AP 33 Lot 343—22 DeSoto Street

AP 33 Lot 341—24 DeSoto Street

AP 33 Lot 340—26-28 DeSoto Street