

# Providence City Plan Commission

June 17, 2025



## AGENDA ITEM 2 ■ 268 CARPENTER STREET



View of residential and commercial lots from Carpenter Street



Aerial view of lot to be rezoned

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Riccardo Ortiz	<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 3599 Rezoning from R-3 to C-2	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>PROJECT LOCATION:</b>	268 Cranston Street R-3 zoning district AP 32 Lot 38	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Federal Hill		

**Discussion**

The petitioner is requesting a rezoning of the subject lot from R-3 to C-2. The C-2 zone, which includes a business on the adjoining lot (AP 32 Lot 596), abuts the lot to the east, west and south. The subject lot is occupied by a dwelling that fronts on Carpenter Street and the rear is used for parking by the business. The purpose of the rezoning is to have the rear portion of the lot conform to the C-2 zone and allow for the business to continue to use that portion of the lot by right. An administrative subdivision is proposed to merge the rear of the subject lot with adjacent lot 596 and expand the subject lot by an equivalent amount. Given the uses on site and commercial nature of the neighboring lot, it would be appropriate to rezone to C-2 as the uses on both lots would conform to the underlying zoning.

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 to the north of neighborhood commercial development. As discussed, the rezoning would be appropriate as the zone change would allow for uses that occur on the subject lots to continue by right. 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.