

# Providence City Plan Commission

October 21, 2025



## AGENDA ITEM 4 ■ 205 UNION STREET



Aerial view of the lots to be rezoned

Views of the building from Cumerford Street

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Magally Brown Sponsored by Councilman Oscar Vargas	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone the subject lots from C-2 to C-3
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3603 Rezoning from C-2 to C-3	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>PROJECT LOCATION:</b>	205 Union Ave and 109 Cumerford St C-2 zoning district AP 104 Lot 653 and 109	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Silver Lake		

**Discussion**

The subject development is composed of two lots, 205 Union Ave (lot 653) occupied by an auto repair building and 109 Cumerford Street (lot 654) which is occupied by a tire storage area. The Department of Inspection and Standards (DIS) has issued a zoning violation for the use as the lots are zoned C-2, which does not permit for vehicle repair/service uses. The petitioner is requesting a zone change to C-3 to permit the use by right. Per the future land use map (FLUM) of the comprehensive plan, which is not intended to be parcel specific, this is an area intended for Neighborhood Commercial, General Commercial and Medium Density Residential development in proximity. This pattern can be observed around the site with heavy commercial uses like gas stations and small scale commercial uses like neighborhood stores adjacent to residential development. Given the mixed use nature of the neighborhood, and the use existing adjacent to the R-3 zone for a number of years, the change could conceivably conform to the FLUM.

However, based on a site visit, the DPD is concerned that the business' current operation is not in conformance with section 1202.AA of the ordinance pertaining to standards for Vehicle Repair/Service. The lot is completely paved with no canopy coverage provided. Tires, which are required to be stored within an enclosed building, were stored behind shipping containers with no roof. Vehicle repair uses are required to be screened on all lot lines with a tightboard fence. A chainlink fence, but no screening was observed on the side yard of lot 653. Lot 654 was screened from lot 652. Barbed wire, which is prohibited per section 1302.I.3 of the ordinance, was located on fences around the perimeter of the site. The DPD would be amenable to the change if the applicant were to bring the site into conformance with section 1202.AA of the ordinance. This would entail enclosing the storage area, removing barbed wire and screening the site from neighboring property in conformance with the ordinance. The applicant shall also ensure that no vehicle repair occurs outside the garage. The zone change should be contingent on the applicant applying for a Zoning Certificate for Compliance to (ZCFC) to implement the changes.

The CPC is required to find that the change will not negatively affect health, safety and welfare in order to find consistency with Section 101 of the Zoning Ordinance. In order to do so, the applicant would be required to bring the site into conformance with section 1202.AA of the ordinance as described above. This would render the site in conformance with Section 101 of the ordinance.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone change subject to the following occurring prior to the public hearing:

1. The applicant shall bring the site into conformance with section 1202.AA of the ordinance and obtain a ZCFC for implementing the changes.
2. The applicant shall meet the canopy coverage requirement under the supervision of the City Forester.