

Providence City Plan Commission

February 24, 2026



AGENDA ITEM 3 ■ 34 TEMPLE STREET AND 13 POTTERS AVE



View of the site from Temple Street



Aerial view of lots to be rezoned

OVERVIEW

OWNER/ APPLICANT:	1145 Main Associates LP and Dobbie Associates	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lots from R-3 to M-MU 75
CASE NO./ PROJECT TYPE:	CPC Referral 3609 Rezoning from R-3 to M-MU 75		
PROJECT LOCATION:	34 Temple Street and 13 Potters Ave R-3 zoning district AP 46 Lots 391 and 395	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Lower South Providence	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lots from R-3 to M-MU 75. Although zoned residential, the lots are vacant and completely paved, and are accessory to a larger collection of lots zoned M-MU 75 and C-2 which are occupied by an industrial building and provide accessory parking. The rezoning is being requested to allow for an expansion of the industrial building from the M-MU 75 zone into the R-3 zone for use as an outpatient medical facility. The development has been reviewed as a minor land development project and received preliminary plan approval. In addition to residential development, there are a mix of uses on Temple Street including a place of worship and a school. Commercial uses can be found to the east of the development on Eddy Street. Given the mix of uses, the commercial nature of the site and the adjacent M-MU 75 zone, it would be appropriate to rezone the subject lots as it would allow for the development and expansion of the subject use.

Per the Future Land Use Map of the Providence Comprehensive Plan—which is not intended to be parcel specific—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 composed of a mix of uses. The rezoning would be appropriate as the proposed expansion would be consistent with the neighborhood’s character. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

The change would be consistent with Section 101 of the Zoning Ordinance as it would allow for a range of uses at an intensity that is appropriate to the neighborhood’s character.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone change to the City Council.