

Providence City Plan Commission

March 24, 2026



AGENDA ITEM 2 ■ 349 KILLINGLY STREET



Aerial view of lot to be rezoned and site plan

View from Killingly Ave

OVERVIEW

OWNER/ APPLICANT:	Gustavo Perez	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of the subject lot from R-1 to R-3
CASE NO./ PROJECT TYPE:	CPC Referral 3611 Rezoning from R-1 to R-3		
PROJECT LOCATION:	349 Killingly Street AP 115 Lot 626 R-1 zoning district	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Fox Point	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of 349 Killingly Street (AP 115 Lot 626), a vacant lot, from R-1 to R-3 to build a three family house. The lot is zoned R-1 and located on a portion of Killingly Street that contains a variety of uses including residential uses of varying density and is adjacent to the C-3 zone with the R-3 zone and a multifamily development across the street. Given the mix of uses, and the proximity of the commercial zone, it would be appropriate to rezone the subject lot to R-3.

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 single and medium density residential uses are located adjacent to general commercial/mixed use development. As discussed, the neighborhood’s character is composed of a mix of uses. The development permitted in the R-3 zone would be appropriate for 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.