

Providence City Plan Commission

April 28, 2026



AGENDA ITEM 1 ■ EDDY, BAY, O'CONNELL AND SHERBURNE STREET



View of affected lot

Aerial view of lots to be rezoned

OVERVIEW

OWNER/ APPLICANT:	JC131 Realty LLC c/o Jeffrey Audet	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of AP 46 Lots 402, 403, 404, 408, 412, 415, 613, 614 AP 47 Lots 5, 6, 78, 87, 88, 328, 661, 663, 665, 835 from M-MU 75 to M-1
CASE NO./ PROJECT TYPE:	CPC Referral 3612 Rezoning from M-MU 75 to M-1		A text change to allow storage containers for permanent storage is also proposed
PROJECT LOCATION:	Eddy, bay, O'Connell and Sherburne Street M-MU 75 zoning district	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 M-MU 75 to M-1. In addition, a change to section 1202.H.4 of the ordinance pertaining to contractor's storage yards is proposed which would allow storage containers for permanent storage but not permit stacking. The lots within the proposed rezoning area are zoned M-MU 75 and used for industrial purposes which include storage and industrial buildings. The changes would allow the petitioner to continue to use the sites for industrial use and also allow for their expansion. Use of storage containers would allow for the continuation and operation of existing contractor's storage yards. Given the industrial nature of this area, it would be appropriate to rezone the subject lots to M-1.

Per the Future Land Use Map of the Providence Comprehensive Plan—which is not intended to be parcel specific—this area is intended for business/mixed use development which is intended to foster the expansion of business and industrial uses with medium to high density residential uses. The change would correspond to land use that is appropriate for business/industrial use without residential uses and would be appropriate given the neighborhood's industrial character. Storage containers are permitted in contractor storage yards. Using them for permanent storage without stacking would be appropriate in industrial zones. Given the numerous nonconforming uses in the City, the plan notes that zoning changes are permissible to bring the zoning in line with existing conditions when uses are compatible with the surroundings. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

The changes would be consistent with Section 101 of the Zoning Ordinance as they 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 map and text change to the City Council.