

Providence City Plan Commission

April 28, 2026



AGENDA ITEM 2 ■ 149 GOVERNOR STREET



Aerial view of lot to be rezoned and site plan

View from Governor St

OVERVIEW

OWNER/ APPLICANT:	AGM Holdings LLC	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of the subject lot from R-3 to R-P
CASE NO./ PROJECT TYPE:	CPC Referral 3613 Rezoning from R-3 to R-P		
PROJECT LOCATION:	149 Governor Street AP 14 Lot 128 R-3 zoning district; HD overlay	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Fox Point	PROJECT PLANNER:	Choyan Manjrekar

Discussion

The petitioner is requesting a rezoning of 149 Governor Street (AP 14 Lot 128), from R-3 to R-P. The property operates as a dentists office with a residence through a variance granted by the zoning board of review. The zone change is being requested to allow the applicant to expand the medical office use through the entirety of the building, which is permitted by right in the R-P zone.

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 for single and medium density residential uses. The plan describes the medium density designation as being appropriate for one to three family dwellings and appropriate neighborhood scale commercial uses and professional offices. The rezoning to allow for continuation of the use would conform to the comprehensive plan as it would be in character with the intent of the medium density land use designation. When accounting for non-conforming uses and those granted by variance, the plan notes that zone changes are permissible bring the zoning in line with existing conditions on the property when compatible with the surroundings. A negative effect on neighborhood character is not expected as the nature of the use as a medical office will remain unchanged with no exterior changes proposed to the existing structure.

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.