

Providence City Plan Commission

May 19, 2026



AGENDA ITEM 2 ■ 163-167 NORTH MAIN STREET



View from North Main Street



Aerial view of lot to be rezoned

OVERVIEW

OWNER/ APPLICANT:	163-167 N Main Street LLC	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of the subject lot from R-P to C-2
CASE NO./ PROJECT TYPE:	CPC Referral 3615 Rezoning from R-P to C-2		
PROJECT LOCATION:	163-167 North Main Street AP 10 Lot 41 R-P zoning district;	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	College Hill	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of 163-167 North Main Street (AP 10 Lot 141), from R-P to C-2. The property operates as a commercial building with the C-2 zone directly to the south and the PS and D-1 zones to the east. The zone change is being requested to allow the applicant to convert the building to an apartment building. There are a number of residential and mixed use developments in the vicinity of the subject property. The rezoning would be appropriate given the intense uses, and the proximity of the C-2 and D-1 zones.

Per the Future Land Use Map of the Providence Comprehensive Plan—which is not intended to be parcel specific—this area is one where high density residential and neighborhood commercial development is located adjacent to Downtown/Mixed Use Development. In addition to accommodating a variety of uses at different intensities, Downtown includes high density development, as do the high density and neighborhood commercial mixed use residential designations.

North main street, which is served by a rapid transit bus line, is considered an area of Priority Growth—Mixed Use per the plan's Growth Strategy Map, which is intended for high amenity areas with the best transit service and mobility options to foster large scale dense development. The rezoning would conform to the intent of the Comprehensive Plan and the character of existing development as it would allow for higher density housing with reduced parking. A negative effect on neighborhood character is not expected as a multifamily is in character with existing development. The change would be consistent with Section 101 of the Zoning Ordinance as it allows 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.