

Providence City Plan Commission

July 28, 2026



AGENDA ITEM 1 ■ 1331 EDDY STREET



View from Eddy Street



Aerial view of lot to be rezoned

OVERVIEW

PETITIONER:	Lindsey Morel	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of the subject lot from R-3 to R-P
CASE NO./ PROJECT TYPE:	CPC Referral 3618 Rezoning from R-3 to R-P		
PROJECT LOCATION:	1331 Eddy Street AP 58 Lot 287 R-3 zoning district	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Washington Park	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of 1331 Eddy Street (AP 58 Lot 287), which is occupied by a single family dwelling, from R-3 to R-P. The petitioner intends to use the property for an office or personal service establishment upon rezoning. This portion of Eddy Street contains a number of commercial and mixed use buildings in addition to housing. Uses include a gas station, mixed use with commercial on the first floor and residential uses of varying density. Given the mix of uses, and the proximity of the C-2 zone, it would be appropriate to rezone the subject lot to R-P.

Per the Future Land Use Map of the Providence Comprehensive Plan—which is intended to be general enough to support a range of zoning changes and not be parcel specific—this area is intended to be one where medium density residential use is located in proximity to neighborhood commercial/mixed use development. The plan notes that small scale commercial uses similar to the one's proposed are appropriate for the medium density land use designation. The rezoning would be consistent with the intent of the comprehensive plan given the neighborhood's character.

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.