

Providence City Plan Commission

August 18, 2026



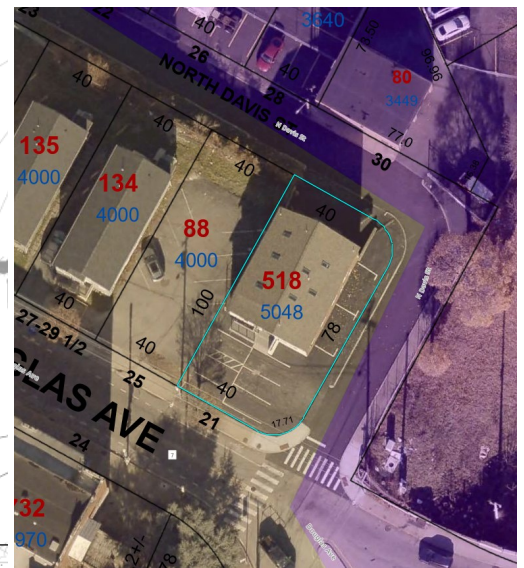
AGENDA ITEM 4 ■ 21AND 25 DOUGLAS AVE



View from Douglas Ave



Proposed landscaping for parking area



Aerial view of lots to be rezoned

OVERVIEW

OWNER/ APPLICANT:	21 Douglas LLC	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of the subject lots from R-4 to C-2
CASE NO./ PROJECT TYPE:	CPC Referral 3622 Rezoning from R-4 to C-2		
PROJECT LOCATION:	21-25 Douglas Ave AP 3 Lots 518 and 88 R-4 zoning district	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Smith Hill	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of 21 and 25 Douglas Ave (AP 3 Lots 518 and 88), from R-4 to C-2. Lot 518 is occupied by a commercial building which operates as a legal office. Lot 8 is used as a principal use parking lot. The zone change is being requested to bring the zoning into alignment with the underlying uses. The lots are located in proximity to a highway exit, a house of worship, high density and mixed uses and the M-1 zone to the rear. The rezoning would be in character with the diversity of uses around the site.

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 development is located in proximity to industrial, neighborhood commercial, and mixed use development. Given the diversity of uses around the site, rezoning the subject lots to allow for an office and parking lot would conform to the intent of the plan.

Rezoning lot 518 to C-2 would be appropriate for its legal use as an office building. However, there is no indication that the principal use parking lot on lot 88 was legally established as there are no permits for that use. A landscaping and design plan for the parking lot has been submitted. The applicant would be required to obtain a special use permit to operate the parking lot as a principal use. Alternatively, the applicant could merge the lots for the parking to be accessory to the office building.

The zoning 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 subject to the following conditions:

1. Both lots shall be brought into conformance with the tree and landscaping requirements of the zoning ordinance.
2. The applicant shall legalize the parking at 25 Douglas Ave by merging the lots or applying for a special use permit to operate a principal use parking lot.