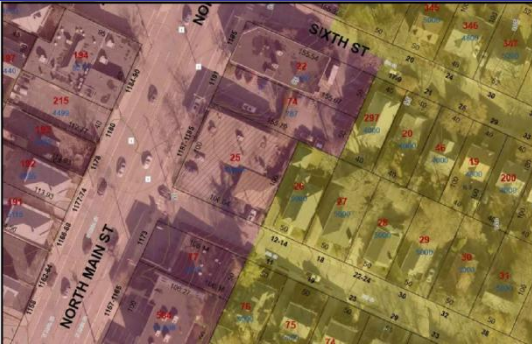


Providence City Plan Commission

October 20, 2026



AGENDA ITEM 3 ■ 1183 NORTH MAIN STREET



Aerial view of site showing zone change



View from North Main Street

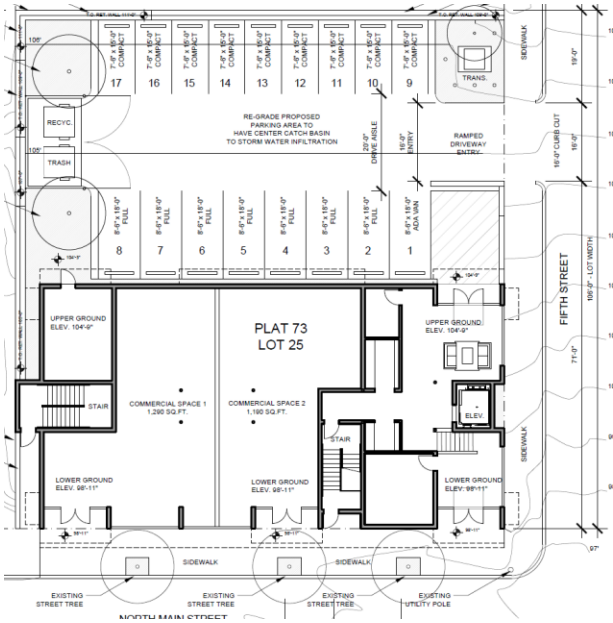


Rendering from North Main Street

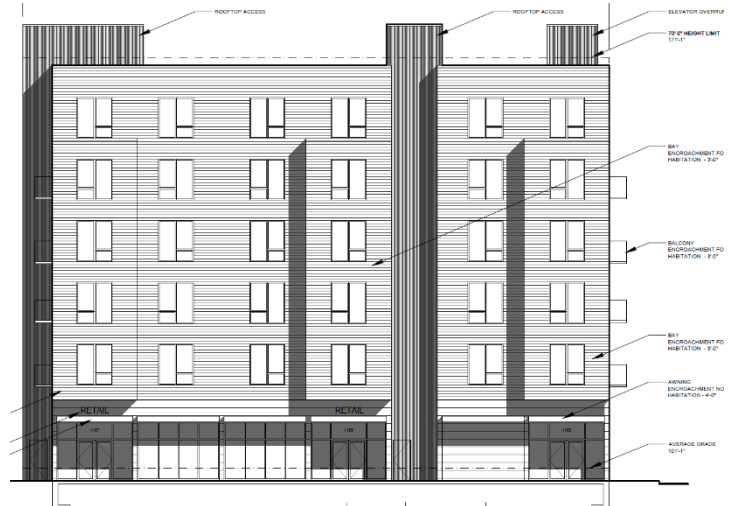
OVERVIEW

Proposed Subdivision

Petitioner:	GBR Properties LLC	Project Description:	The petitioner is requesting that the subject lot which is zoned C-2 be included under the TOD overlay district which would allow for construction of a six story, 35 unit mixed use development. The applicant is seeking conditional approval of the plan with waivers from submission of certain items at the preliminary plan stage.
Case no./Project type:	Referral 3623 – rezoning of 1183 North Main Street 26-084MIL – Minor Land Development Project		
Project location:	1183 North Main Street AP 73 Lot 25 C-2 zoning district	Recommendation:	Advise City Council to approve the proposed zoning change
Neighborhood:	Hope	Project planner:	Choyon Manjrekar



Proposed site plan



West Elevation facing North Main Street

Project Summary

The petitioner is requesting a rezoning of the C-2 zoned subject lot to include it under the TOD overlay district, located across North Main Street. Development in the C-2 zone is restricted to a height limit of 50' and four stories. The rezoning would allow the applicant to construct a proposed six story, 68' tall, 35 unit mixed use development by right as development in the TOD overlay allows for a height of 70'. The lot is located at the corner of North Main and Fifth Streets.

Per section 1009.C of the Development Review Regulations, the project is required to obtain conditional approval from the CPC prior to the zone change being heard before the City Council. The project will return to the Administrative Officer (AO) for preliminary and final approval.

Zone Change Recommendation – Discussion

North Main Street is a major arterial that travels north from Downtown to the City's border with Pawtucket. A variety of businesses from offices to large scale commercial are located on both sides of the street. Side streets along its length provide access to housing and other businesses to the east and west. North Main Street is served by the R Line bus which is a high volume, high frequency service. The TOD overlay, which is intended to promote dense housing along transit corridors is primarily located on the westerly side of the street. The change would include the subject lot which is located on the eastern side of street under the TOD overlay.

Per the future land use map of the comprehensive plan, the lot is located under the neighborhood commercial/mixed use development designation characterized by traditional pedestrian and transit oriented uses that serve neighborhood needs with residential uses encouraged. It also falls under the priority growth-mixed use designation of the growth strategy map intended for large scale mixed use development served by the best transit

service and mobility growth options. The future land use map generally corresponds to the zoning map and is not intended to be parcel specific. Based on the description of these designations and the presence of transit serving both sides of North Main Street, the zone change to extend the TOD overlay to include the subject lot would conform to the intent of the comprehensive plan.

The change would conform to objectives LU2, LU3 and LU4 of the plan which encourage directing growth and higher density development to areas served by transit and creating vibrant mixed use areas. The building will be served by high frequency transit and provide long term bike parking, which would conform to objectives M1 and M4 of the plan which promote increasing bike and bus transit opportunities along major transportation corridors. Creation of new housing would conform to objective H2 of the plan.

The zone change to allow for more housing will conform to the purposes of zoning in section 101 of the ordinance, by being representative of providing for a range of uses and intensities appropriate to the character of the City and reflecting current and future needs.

Zone Change Recommendation – Action

Based on the foregoing discussion, the DPD recommends that the CPC make a positive recommendation to the City Council to approve the change, finding it to be in conformance with the zoning ordinance and comprehensive plan.

Waivers – Discussion

The project will be reviewed administratively as a minor land development project as at least 10 units of housing will be provided with less than 2,500 SF of commercial space. An application has been submitted to the AO. It has been deemed incomplete as a number of items required for preliminary plan review were not included and for which waivers from submission at the preliminary plan stage have been requested. The items include a utility plan, erosion control plan, signage plan, lighting plan and a drainage plan. Those waivers can only be granted by the City Plan Commission (CPC). It is the DPD's opinion that the CPC should grant the waivers as the zone change and building design are not finalized and requiring engineered plans prior to the zone change being approved could exact undue hardship. Granting the waivers would be in the interest of good planning practice as it would allow the applicant to proceed with the zone change and review process.

Waivers – Action

The CPC should vote to grant the requested waivers based on the above findings and subject to the following condition:

The items waived for preliminary plan approval shall be submitted for the AO's review.

Conditional Approval Minor Land Development Project – Discussion

Once the waivers are approved, the first stage of review (preliminary plan) will be subject to the approval of the AO making positive findings on the project.