Providence
City Plan Commission

November 17, 2026

AGENDA ITEM 2 ▪ 11-31 MILO STREET REZONING



Aerial view of site



View from Milo Street

OVERVIEW			
Petitioner:	State of Rhode Island, Executive Office of Housing	**Project Description:**	The petitioner is requesting a rezoning of the subject lots from R-1 to R-4 to allow for continued use of a existing transitional housing shelter by right
Case no./Project type:	Referral 3626 – rezoning of 11-31 Milo Street from R-1 to R-4		
Project location:	11-31 Milo Street AP 115 Lots 219, 220, 221, 222, 223, 224, 230, 231, 232 and 233 R-1 zoning district	**Recommendation:**	Recommend approval of the zone change to the City Council
Neighborhood:	Hartford	**Project planner:**	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lots, which are occupied by a temporary emergency housing use, from R-1 to R-4. The petitioner intends for this to be a permanent transitional shelter. A transitional shelter is not permitted in the R-1 zone, but may operate in the R-4 zone by right. The rezoning would allow for continuation of the use by right. The facility is accessed from Hartford Ave in an area zoned C-2 and C-3. There are a mix of uses on Hartford Ave including commercial and residential. Given the proximity of the commercial zones, the mix of uses, and the existing use of the lots, it would be appropriate to rezone the subject lots to R-4. The operator is required to conform to the requirements of section 1202.II of the zoning ordinance pertaining to operation of transitional centers.

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 commercial land uses, which includes high density residential use, are located in proximity to low density residential development. As the rezoning is not expected to change the subject use which has been operating for a number of years, the rezoning would be consistent with the intent of the comprehensive plan given the neighborhood's character. The comprehensive plan notes that zoning changes are permissible for nonconforming uses to bring the zoning in line with existing conditions on the property provided they are compatible with the surroundings. Rezoning to allow for transitional uses in residential zones would also be consistent with objective H3 strategy H of the comprehensive plan which supports transitional shelters in residential and mixed use areas. It is the DPD's opinion that the lots should be merged so that the use is located on a single lot.

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 subject to the following conditions:

1. The petitioner shall merge the subject lots.
2. The site shall conform to the requirements of section 1202.II of the ordinance.