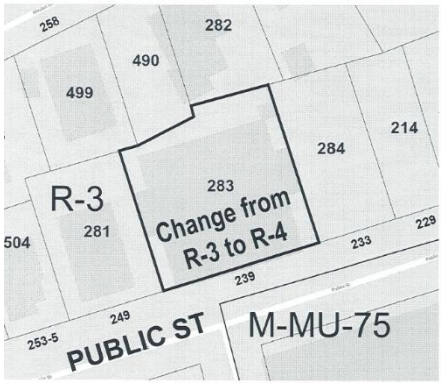
Providence
City Plan Commission

November 17, 2026

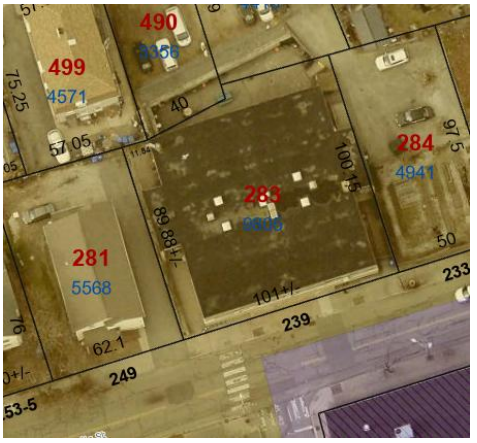
AGENDA ITEM 3 ▪ 239 PUBLIC STREET REZONING



Proposed zone change



View from Public Street



Aerial view of site

OVERVIEW			
Petitioner:	Diocese of Providence	**Project Description:**	The petitioner is requesting a rezoning of the subject lot from R-3 to R-4 to allow for the building to be used as a transitional housing shelter.
Case no./Project type:	Referral 3627 – rezoning of 239 Public Street from R-3 to R-4		
Project location:	239 Public Street AP 46 Lot 283 R-3 zoning district	**Recommendation:**	Recommend approval of the zone change to the City Council
Neighborhood:	Lower South Providence	**Project planner:**	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lot, which is occupied by a former school building which has a longstanding use as a transitional shelter, from R-3 to R-4. The purpose of the rezoning is to continue the use of the transitional shelter, which is not permitted in the R-3 zone, but may operate in the R-4 zone by right. The building provides direct access from Public Street. Though the north side of Public street is zoned R-3, the lot to the south is zoned M-MU 75 and occupied by an industrial building. Other uses located to the west of the subject lot include a house of worship, a school, a high density housing development and a neighborhood commercial use. Given the mix of uses in proximity to the site, it would be appropriate to rezone the lot as the building's massing and design would allow for the shelter to operate on the site without affecting neighborhood character. 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 medium density residential use is located in proximity to business/mixed use development, which also includes high density residential uses. 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. The rezoning would be consistent with the intent of the comprehensive plan given the neighborhood's character. 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.

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 condition:

The site shall conform to the requirements of 1202.II of the ordinance.