

# Providence City Plan Commission

February 15, 2022



## AGENDA ITEM 3 ■ 1144 EDDY STREET



View of the building



Aerial view of the site

### OVERVIEW

<b>OWNER/APPLICANT:</b>	Federal Products Corp and Paolino Realty LLC	<b>PROJECT DESCRIPTION:</b>	The petitioners are requesting to rezone the subject lot at 1144 Eddy Street from M-1 to M-MU 75
<b>CASE NO./PROJECT TYPE:</b>	CPC Referral 3506 Rezoning		* The petition erroneously lists the zoning as M-2. A substitution will be provided at the public hearing.
<b>PROJECT LOCATION:</b>	1144 Eddy Street AP 57 Lot 291 M-1 zone	<b>RECOMMENDATION:</b>	Recommend approval of proposed zone change
<b>NEIGHBORHOOD:</b>	Washington Park	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The petitioners are proposing to rezone 1144 Eddy Street (AP 57 Lot 291) from M-1 to M-MU 75, to allow for operation of a school on the subject lot which is occupied by a commercial/industrial building.

The neighborhood's character is primarily industrial but is in proximity to the R-2 zone to the south. The subject building's size and massing appear to be appropriate for a school, which is not permitted in the M-1 zone. The building's design is conducive to a range of uses including commercial, industrial and educational, therefore, rezoning to M-MU 75 would be appropriate. With a mix of uses in proximity, rezoning to allow for a school that serves the neighborhood is not expected to have a negative effect on neighborhood character or surrounding property.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is intended to be one where low density residential use is located in proximity to business/mixed use development. A school would be compatible with this land use pattern. With proximity to a residential neighborhood, the school would conform to objective CS-1.B.3 of the plan which encourages improving pedestrian and bicycle access to schools from surrounding neighborhoods. The rezoning is not expected to negatively affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC should recommend that the City Council approve the proposed zone change to M-MU 75.

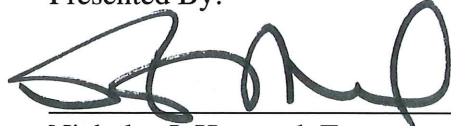
**CITY OF PROVIDENCE**  
**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**  
**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions this honorable body:

I, Nicholas Hemond, Esq., on behalf of Federal Products Corp., owner of real property located at 1144 Eddy Street, Plat 57, Lot 291, and Paolino Realty, LLC hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designed for the properties located at Plat 57, Lots 291 and shown on the accompanying map, from a M2 zone to a M-MU75 zone.

Presented By:



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# EXHIBIT A

