

# Providence City Plan Commission

October 18, 2022



## AGENDA ITEM 1 ■ 241 RESERVOIR AVE



View of the building from Reservoir Ave



Aerial view of lot to be rezoned

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Asian Properties LLC	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone the subject lot from C-1 to C-2
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3528 Rezoning from C-1 to C-2		
<b>PROJECT LOCATION:</b>	241 Reservoir Ave C-1 zoning district AP 126 Lot 276	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Reservoir	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The petitioner is requesting a rezoning of the subject lot from C-1 to C-2. The lot measures over 20,000 SF and is occupied by a commercial building with multiple units. The western portion of Reservoir Ave is primarily commercial with uses including a gas station and auto repair business. Given the mix of uses in the vicinity and the size of the subject building, it would be appropriate to rezone the subject lot to C-2.

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 intended for neighborhood commercial/mixed use development. The rezoning would be appropriate as the massing and design of the subject building can accommodate uses permitted in the C-2 zone and would be consistent with the neighborhood’s character. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

It is the DPD’s opinion that rezoning the lots would be appropriate and that it 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 recommend approval of the proposed zone change to the City Council.