

Providence City Plan Commission

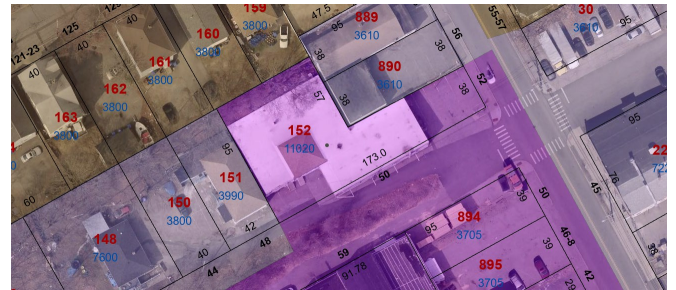
May 21, 2024



AGENDA ITEM 1 ■ 52 RIVER AVE



View of the building from River Ave with rendering of proposed exterior



Aerial view of lots to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Tom Cologna	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of the subject lot from M-1 to M-MU 75
CASE NO./ PROJECT TYPE:	CPC Referral 3580 Rezoning from M-1 to M-MU 75		
PROJECT LOCATION:	52 River Ave M-1 zoning district AP 65 Lot 152	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Valley	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lot from M-1 to M-MU 75. The lot was previously zoned M-MU 75 prior to be zoned M-1. The subject property is a commercial building that the petitioner is proposing to use as a boxing gym, which is considered to be a use conducted in an arts studio, which is not permitted in the M-1 zone. The lot is located on a corner at the intersection of River Ave and Prescott Street. The lots to the north of Prescott Street are zoned M-MU 75, while the lots to the south are zoned M-1. The subject lot is the only lot zoned M-1 on the northern portion of Prescott Street. A mix of uses can be observed in the vicinity including warehouses, and commercial buildings. Given the mix of uses, the commercial nature of the site and proximity of the M-MU 75 zone, it would be appropriate to rezone the subject lot as it would allow for the proposed use, which would conform to the observed land use pattern.

Per the Future Land Use Map of Providence Tomorrow this area is intended for business/mixed use development. As discussed, the neighborhood's character is composed of a mix of uses and the proposed use would be compatible with this character. The rezoning would be appropriate as no changes are proposed to the building and the gym would be less intense than a commercial use. Therefore, the rezoning would be consistent with the intent of the comprehensive plan and 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.