

# Providence City Plan Commission

August 20, 2024



## AGENDA ITEM 1 ■ EXPANSION OF STORAGE SPACES

### OVERVIEW

<b>PETITIONER:</b>	John Garrahy	<b>RECOMMENDATION:</b>	Recommend approval of the proposed amendment with condition
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3585 Amendment of ordinance pertaining to expansion of storage spaces		
<b>PROJECT DESCRIPTION:</b>	Amendment of Section 2001.H pertaining to nonconforming uses	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

### Discussion

The petitioner is proposing to amend Section 2001 which pertains to nonconforming uses, to exempt storage spaces from restrictions on expansion, relocation and intensification. The amendment would permit storage spaces (nonconforming uses) to expand, intensify and relocate within the existing building and on lots where they are located with the addition of subsection 2001.H .

When storage spaces were prohibited, the City Council found that their propagation was counter to supporting health, safety and welfare as they provided little employment relative to their size and prevented using land for housing. The DPD does not object to intensification by increasing the floor area within an existing storage space building as it would allow for modernization of facilities and some flexibility in operation. However, additions to storage spaces and relocation to different parts of a lot could have a negative effect on neighborhood character by intensifying a prohibited use.

It is the DPD's opinion that the amendment should be restricted to expansion within an existing structure and shall not apply to expansion of the structure or relocation to other parts of a lot. The change would conform to the purposes of zoning outlined in section 101 as it would promote health, safety and welfare and provide for orderly growth which recognizes the goals and land use patterns of the comprehensive plan.

### Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC make a positive recommendation to the City Council to approve the proposed amendment subject to the following condition:

Language pertaining to exemption from restrictions on expansion and relocation should be struck. The amendment should specify that only expansion within an existing building is acceptable.