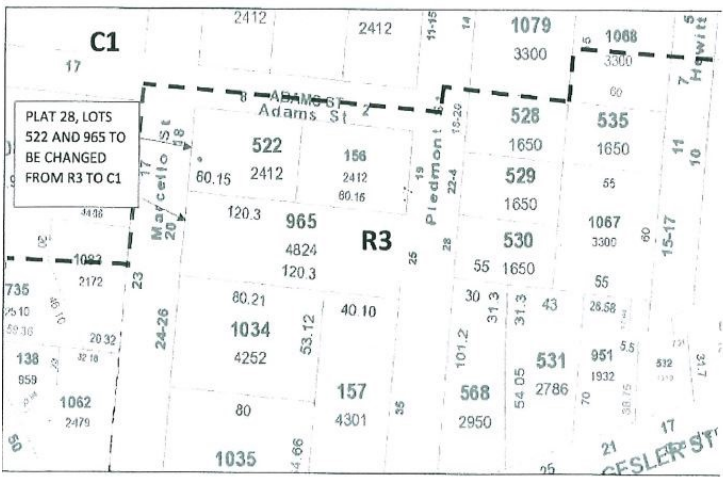


Providence City Plan Commission

June 15, 2021



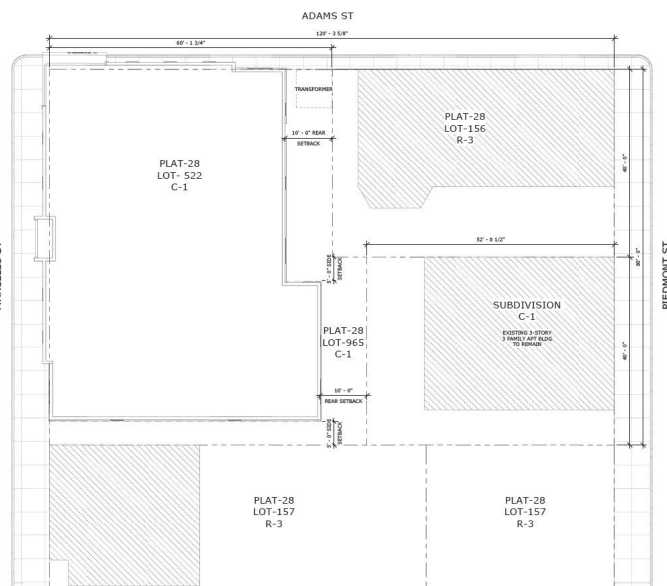
AGENDA ITEM 6 ■ 18 MARCELLO AND 25 PIEDMONT



Lots to be rezoned



Aerial view of the site



Proposed site plan

OVERVIEW

OWNER/APPLICANT:	Piedmont Properties LLC	PROJECT DESCRIPTION:	The applicant is petitioning to rezone 18 Marcello and 25 Piedmont Street (AP 28 Lots 522 and 965) from R-3 to C-1
CASE NO./PROJECT TYPE:	CPC Referral 3497 Rezoning from R-3 to C-1	RECOMMENDATION:	Recommend approval of proposed zone change
PROJECT LOCATION:	18 Marcello and 25 Piedmont Street AP 28 Lots 522 and 965	PROJECT PLANNER:	Choyon Manjrekhar
NEIGHBORHOOD:	Federal Hill		

Discussion

The applicant is petitioning to rezone 18 Marcello Street and 25 Piedmont Street (AP 28 Lots 522 and 965) from R-3 to C-1. Lot 965 is occupied by a three family dwelling and lot 522 is vacant. The applicant is proposing to merge the subject lots for construction of a four story, 19 unit apartment building, which would be permitted by right in the C-1 zone. The petition would limit uses on the site to two, three and multifamily dwellings.

The C-1 zone lies to the north of the subject lots. As the C-1 zone is adjacent to residential development, inclusion of the lots to permit multifamily housing is not expected to have a negative effect on neighborhood character or surrounding property as the intended residential nature of the subject lots is not expected to change.

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 commercial and residential uses are located in proximity to each other. The property is located in an area where neighborhood commercial development is intended alongside medium density residential development. Therefore, the rezoning would be consistent with the intent of the comprehensive plan. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages developing new housing options in the City.

Housing is an appropriate use for this site given the existing conditions and surrounding uses. Limiting uses to two family, three family and multifamily housing would ensure that the development conforms to neighborhood character and would prevent the propagation of commercial uses into the residential zone.

Based on the foregoing discussion, rezoning the lot would be appropriate given the character of the surroundings and the proposed use. It is the DPD's opinion that 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 C-1 with uses limited to two family, three family and multifamily housing.

REFERRAL
3493

City of Providence

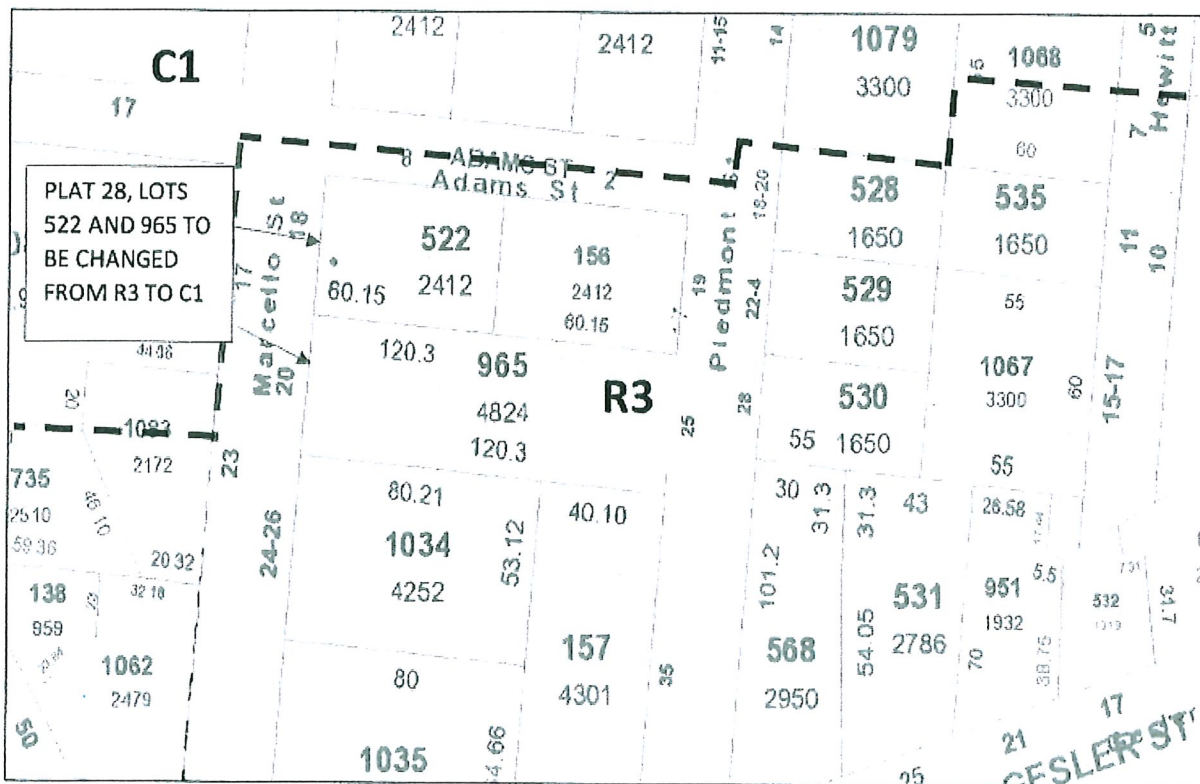
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

AMENDED PETITION TO THE HONORABLE CITY COUNCIL

The undersigned respectfully petitions your honorable body

Piedmont Properties, LLC, as owner of the subject lots, hereby petitions the City Council to:

Change the official Zoning Map of the City of Providence by changing the zoning designation for the property located at A.P. 28, Lot 522 (otherwise known as 18 Marcello Street), A.P. 28, Lot 965 (otherwise known as 25 Piedmont Street) as shown on the accompanying map, from R3 to C1, with the condition that the uses be limited to single family, two-family and multi-family uses.



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This proposed zoning map amendment is consistent with the City's Comprehensive Plan as well as the applicable purposes of zoning, as delineated in Section 101 of the City's Zoning Ordinance. Specifically, pursuant to the Town's Comprehensive Plan, the property is located in an area where neighborhood commercial development is intended alongside medium residential development. The limitation on the zoning ordinance amendment proposed allows the uses proposed at the property to remain consistent with neighboring properties, which are utilized for multi-family structures. The proposed zone change is also consistent with previous zone changes and projects in the immediate area.

PETITIONER, Piedmont Properties, LLC

By its Attorney,



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