

# Providence City Plan Commission

October 20, 2020



## AGENDA ITEM 3 ■ 16-42 SOMERSET STREET



Aerial view of the site



Proposed rezoning

### OVERVIEW

**OWNER/APPLICANT:** Rhode Island Housing, Omni Development Corporation and

**PROJECT DESCRIPTION:** The applicant is petitioning to rezone the lots on 16-42 Somerset Street and 17-27 Portland Street (AP 23 Lots 27-35, 743 and 883) from R-3 to C-2

**CASE NO./PROJECT TYPE:** CPC Referral 3480  
Rezoning from R-3 to C-2

**PROJECT LOCATION:** 16-42 Somerset Street and 17-27 Portland Street  
AP 23 Lots 27-35, 743 and 883

**RECOMMENDATION:** Recommend approval of proposed zone change

**NEIGHBORHOOD:** Upper South Providence

**PROJECT PLANNER:** Choyon Manjrekar

**Discussion**

The applicant is proposing to rezone the lots at 16-42 Somerset Street, 17-27 Portland Street and 34 Hayward Street (AP 23 Lots 27-35, 743 and 883) from R-3 to C-2.

The C-2 zone under the Transit Oriented Development (TOD) overlay lies to the west of the subject lots in the R-3 zone. The TOD overlay is intended to encourage the development of multifamily housing in proximity to transit. As the C-2 zone and TOD overlay on Broad Street are adjacent to the subject lots, their inclusion within the C-2 zone 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 high density residential uses are located in proximity to each other. The property is located in an area where neighborhood commercial development—which includes high density residential 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 objectives H-2 and H-3 of the comprehensive plan which encourage developing a variety of housing options at varying prices.

Per the petition, the change would limit uses on the site to two, three and multifamily housing, which would prevent development of incompatible commercial uses.

Based on the foregoing discussion, rezoning the lot would be appropriate given the character of the surroundings, the current zoning and the proposed use. The multifamily development would enhance the utility of the TOD overlay by locating dense housing in proximity to transit. It is the DPDs 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-2 with the condition that the uses on the subject lots shall be limited to two family, three family and multifamily housing.

**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

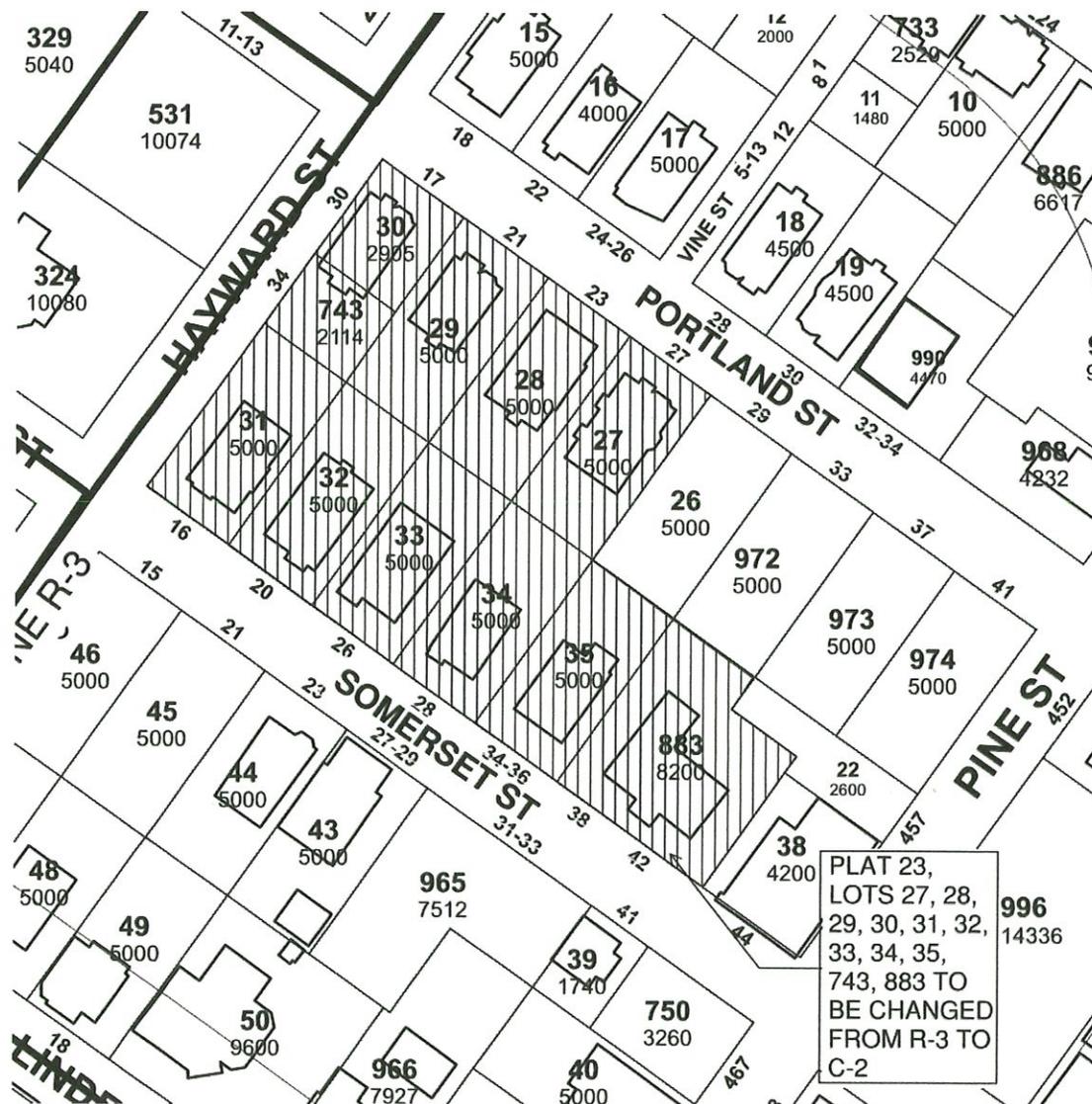
**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

Omni Development Corporation ("Omni") and the Wingate Companies ("Wingate") have formed a joint venture to redevelop the property referenced below. The Omni and Wingate joint venture, along with the Rhode Island Housing Development Corporation, as owner of the below-referenced plat and 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. 23, Lots 27-35, 743, 883 (otherwise known as 16-42 Somerset Street), and shown on the accompanying map (attached hereto), from R-3 to C-2, provided that the uses permitted on said property shall be restricted to multi-family, row house, two family or three family dwellings.



All properties shown on this map are located in the R-3 Zone.

**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 your honorable body*

RHODE ISLAND HOUSING DEVELOPMENT CORPORATION

By:



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Carol A. Ventura, Executive Director  
44 Washington Street  
Providence, RI 02903  
DATE: August 27, 2020

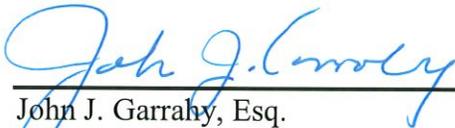
THE OMNI DEVELOPMENT CORPORATION & THE WINGATE COMPANIES

By:



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DATE: August 27, 2020

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Andrew W. Sbordone\*  
Zachary H. Valentine\*

Bruce R. Ruttenberg, *retired*

\* Also admitted in Massachusetts  
† Also admitted in Connecticut  
<sup>o</sup> Also admitted in New York  
\* Also admitted in Washington, D.C.

August 27, 2020

Ms. Tina L. Mastroianni  
First Deputy City Clerk  
City of Providence  
25 Dorrance Street  
Providence, RI 02903

**Re: Petition for Amendment to Zoning Map/Change of Zoning Designation**

**Petitioners:** The Rhode Island Housing Development Corporation and The Omni Development Corporation/Wingate Companies Joint Venture

**Parcel:** A.P. 23, Lots 27-35, 743, 883 (otherwise known as 16-42 Somerset Street)

Dear Madam Clerk:

In June of 2019, Rhode Island Housing (“RIH”) issued a Request for Proposals (“RFP”) for the designation of a developer for the Barbara Jordan II Apartments, including the property referenced above. In response to the RFP, RIH received six (6) proposals. In June of 2020, RIH awarded The Omni Development Corporation and The Wingate Companies, a joint venture formed to develop the Barbara Jordan II Apartments, the designation as developer for the subject property.

On behalf of the Petitioners, I enclose a Petition to the City Council for an Amendment to the Zoning Map/Change of Zoning Designation relative to the above-referenced property. The Applicants seek to change the zoning district designation for this property from R-3 to C-2. Pursuant to R.I. Gen. Laws § 45-23-61(b), this Petition is submitted in connection with an *Application for Minor Land Development* for the construction of a 54-unit affordable housing complex, which application will be submitted to the City Planning Commission.

CR & F

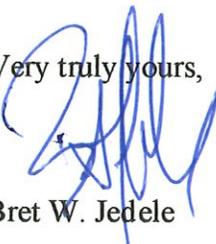
August 27, 2020

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I also enclose a check in the sum of \$150.00 (the filing fee), as well as two sets of mailing labels with the names and addresses of all property owners within a 200-foot radius of the subject property. I also enclose a 200-foot radius map and a separate list of those abutters.

Please let us know if you have any questions or if you need any additional information for this Petition. I thank you in advance for your assistance.

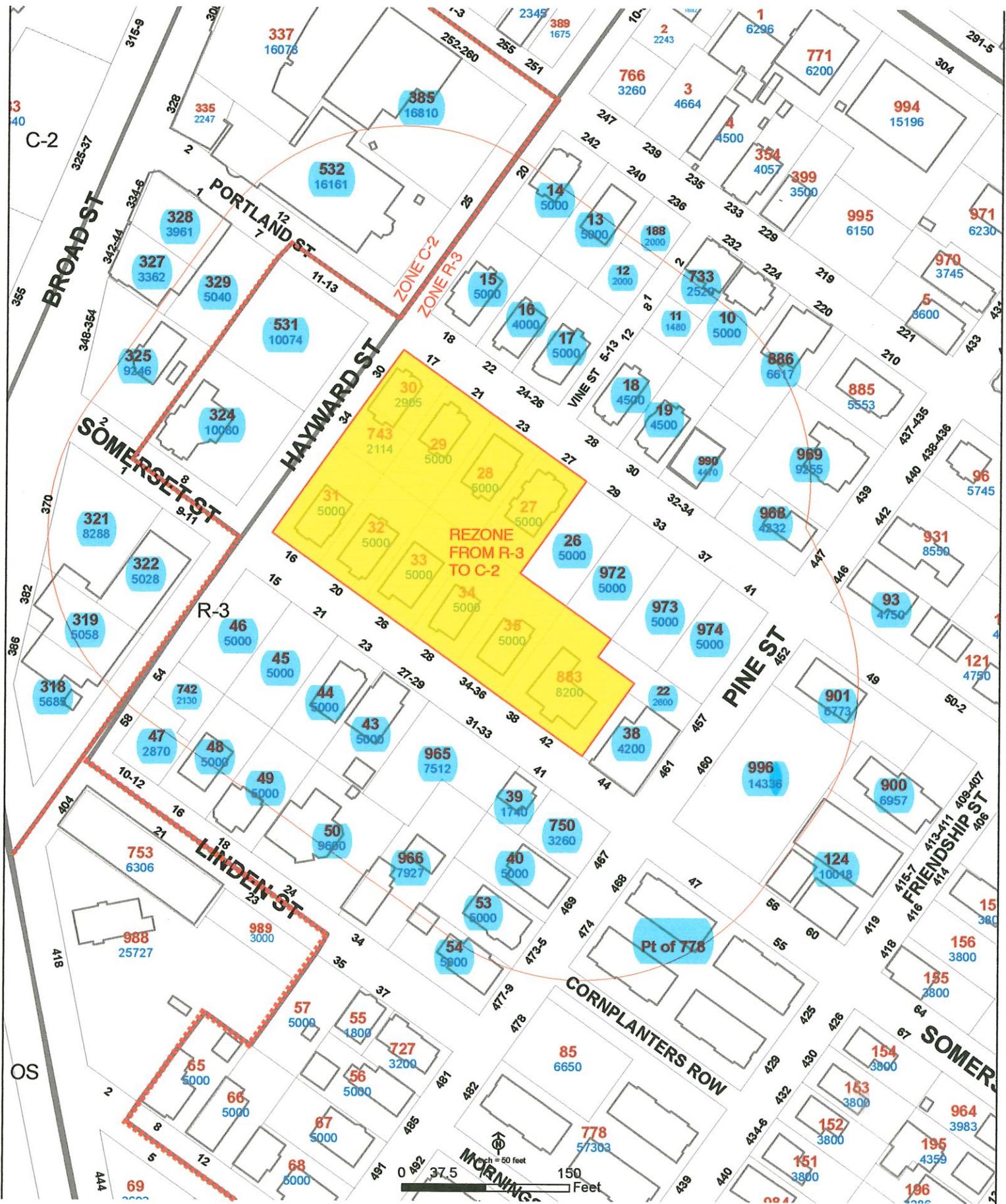
Very truly yours,



Bret W. Jedele

**Enclosures**

cc: Carol A. Venture, Executive Director, RIHousing  
Sharon Morris, Executive Director, Omni Development Corporation  
Elizabeth Schuster, Asst. Vice President of Acquisitions, Wingate Companies



BARBARA JORDAN II

Radius Map

