

# Providence City Plan Commission

February 16, 2021



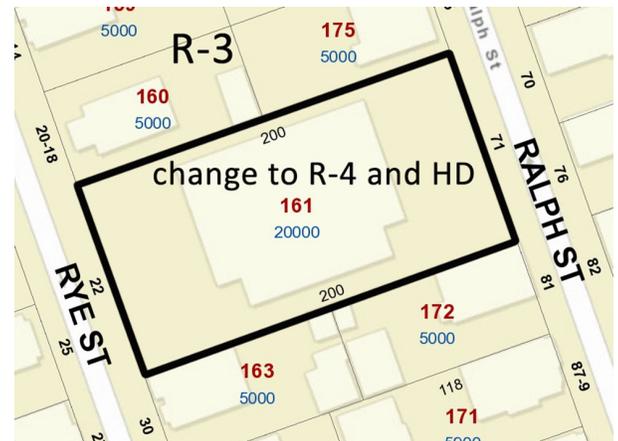
## AGENDA ITEM 2 ▪ ZONE CHANGE AND INCLUSION OF PROPERTY IN THE HISTORIC DISTRICT



Aerial view of the site



View of the building



Proposed rezoning

## OVERVIEW

<b>PROPONENT:</b>	Department of Planning and Development	<b>PROJECT DESCRIPTION:</b>	The proponent is requesting to rezone the subject property from R-3 to R-4 and include it within the Industrial and Commercial Buildings District (ICBD) category of the Providence Landmarks District.
<b>CASE NO./PROJECT TYPE:</b>	CPC Referral 3486 Zone change to R-4 and inclusion of property into the Historic District	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>PROJECT LOCATION:</b>	22 Rye Street, AP 108 Lot 161 R-3 zoning district	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Silver Lake		

**Discussion**

The proponent is requesting to rezone the subject property from R-3 to R-4 and include it within the within the Industrial and Commercial Buildings District (ICBD) category of the Providence Landmarks District. The lot measures approximately 20,000 SF and is occupied by a former school building. The lot and the building's massing are considerably larger than neighboring property. A zone change to R-4 is being requested to permit conversion of the building to a multifamily dwelling.

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 that accommodates medium density residential uses, defined as one- to three-family dwellings and multifamily dwellings. The building's size and massing are suited to accommodate a multifamily building. By allowing for new dwelling units, the change would be in conformance with objective H-2 of the plan, which encourages creation of new housing.

According to Historic District Commission (HDC) staff, the building is eligible for inclusion within the ICBD due to its age and design. The building's presence on the street and prominent architectural features make it suitable for inclusion under the ICBD. Inclusion would protect the building from demolition and preserve the neighborhood's character. This would be in conformance with objective LU-9 of the comprehensive plan, which encourages historic preservation through appropriate land use controls.

As discussed, the building's size and massing are suited for a multifamily dwelling. The R-4 zone limits the number of dwelling units to one per 1,200 SF of lot area. This ensures that the resultant density will not exceed what is appropriate for a residential neighborhood. The change would be in conformance with the purposes of zoning in Section 101 of the zoning ordinance as it is not expected to negatively affect health, safety and welfare of the surroundings. In fact, the historic designation could enhance the neighborhood's character.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC make the following recommendations to the City Council, finding the petition to be in conformance with the Comprehensive Plan and purposes of zoning:

1. The CPC should make a positive recommendation to rezone the lot from R-3 to R-4.
2. The CPC should make a positive recommendation to include the building under the ICBD district.

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER

No. AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED "THE CITY OF PROVIDENCE ZONING ORDINANCE" APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE BASE ZONING DISTRICT OF 22 RYE ST. (PLAT 108, LOT 166) FROM R-3 TO R-4 AND ALSO TO INCLUDE SAID PROPERTY IN THE HISTORIC DISTRICT OVERLAY DISTRICT.

*Approved*

*Be it ordained by the City of Providence:*

SECTION 1: Chapter 27 of the Code of Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance" approved November 24, 2014, as amended, is hereby further amended by changing the base zoning district of 22 Rye St. (Plat 108, Lot 161) from R-3 to R-4 and by applying the Historic District Overlay District thereto, as depicted on the attached map. This property is to be included in the Industrial & Commercial Buildings category of the Providence Landmarks District.

SECTION 2. This Ordinance shall take effect upon passage and publication as prescribed by law.

