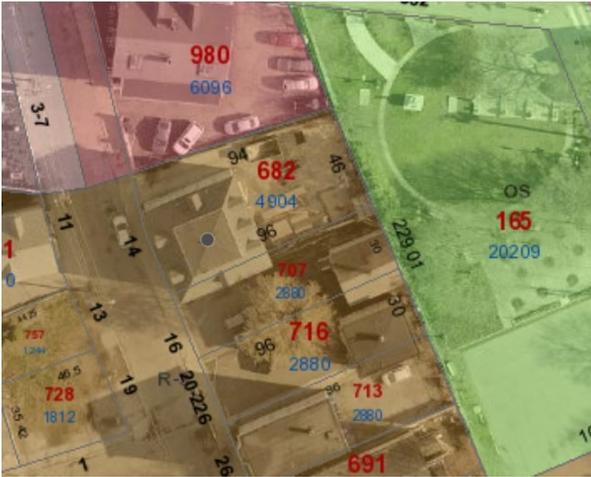


Providence City Plan Commission

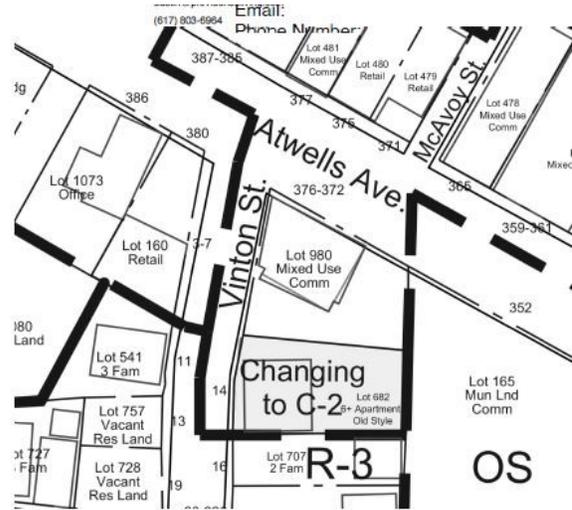
April 20, 2021



AGENDA ITEM 3 ■ 14 VINTON STREET



Aerial view of the site



Proposed rezoning



View of the building

OVERVIEW

OWNER/APPLICANT:	14 Vinton LLC	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lot at 14 Vinton Street (AP 28 Lot 682) from R-3 to C-2
CASE NO./PROJECT TYPE:	CPC Referral 3489 Rezoning from R-3 to C-2	RECOMMENDATION:	Recommend approval of proposed zone change
PROJECT LOCATION:	14 Vinton Street AP 28 Lot 682	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Federal Hill		

Discussion

The applicant is proposing to rezone 14 Vinton Street from R-3 to C-2 with uses limited to two family, three family and multifamily housing. The property is a legal 6-unit house that the owner is looking to renovate to modernize the apartments. The modernization would slightly add to the floor area of the building and is therefore not allowed because it would constitute expansion of a nonconforming use.

The C-2 zone lies directly north of the subject lot. As the C-2 zone and the Atwells Ave commercial corridor are adjacent to the lot, inclusion within the C-2 zone to provide housing is not expected to have a negative effect on neighborhood character or surrounding property as the intended residential nature of the lot 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 neighborhood commercial and medium density residential uses are located in proximity. 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 in conformance with objective H-2 of the comprehensive plan which encourages development of housing.

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 rezoning is appropriate as the building's massing supports more than three dwelling units permitted in the R-3 zone. Development of incompatible commercial uses would be prevented as uses will be limited to housing. 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-2 with the condition that the uses on the subject lot shall be limited to two family, three family and multifamily housing.

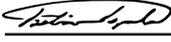
CITY OF PROVIDENCE
STATE OF RHODE ISLAND

PETITION TO THE CITY COUNCIL

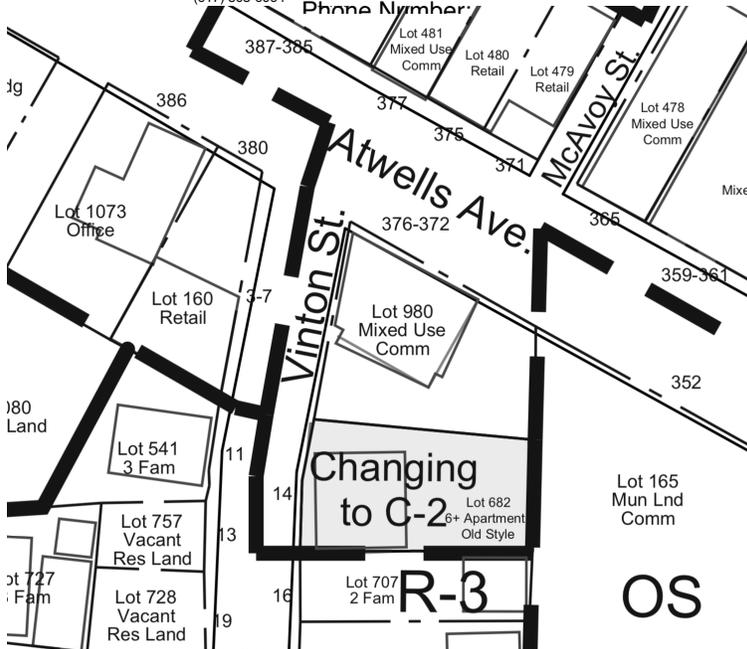
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

14 Vinton LLC hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for the property located at 14 Vinton Street Plat #28, Lot #682, and shown on the accompanying map attached, from R-3 to C-2. The uses permitted on said property shall be restricted to either two-family, three-family, or multi-family dwellings.


Signature Above

3/16/2021 Date Signed:
269 Wickenden St., Providence, RI 02903 Address:
dustin@providenceliving.com Email:
(617) 803-6964 Phone Number



Lot 1073 Office
Lot 160 Retail
Lot 541 3 Fam
Lot 757 Vacant Res Land
Lot 728 Vacant Res Land
Lot 707 2 Fam
Lot 980 Mixed Use Comm
Lot 481 Mixed Use Comm
Lot 480 Retail
Lot 479 Retail
Lot 478 Mixed Use Comm
Lot 165 Mun Lnd Comm

Atwells Ave
Vinton St
McAvoy St

Changing to C-2
R-3
OS