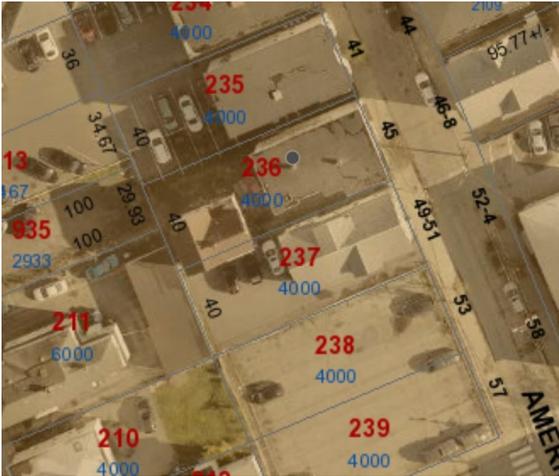


# Providence City Plan Commission

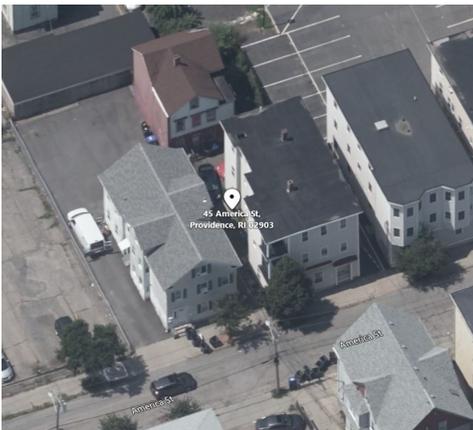
June 15, 2021



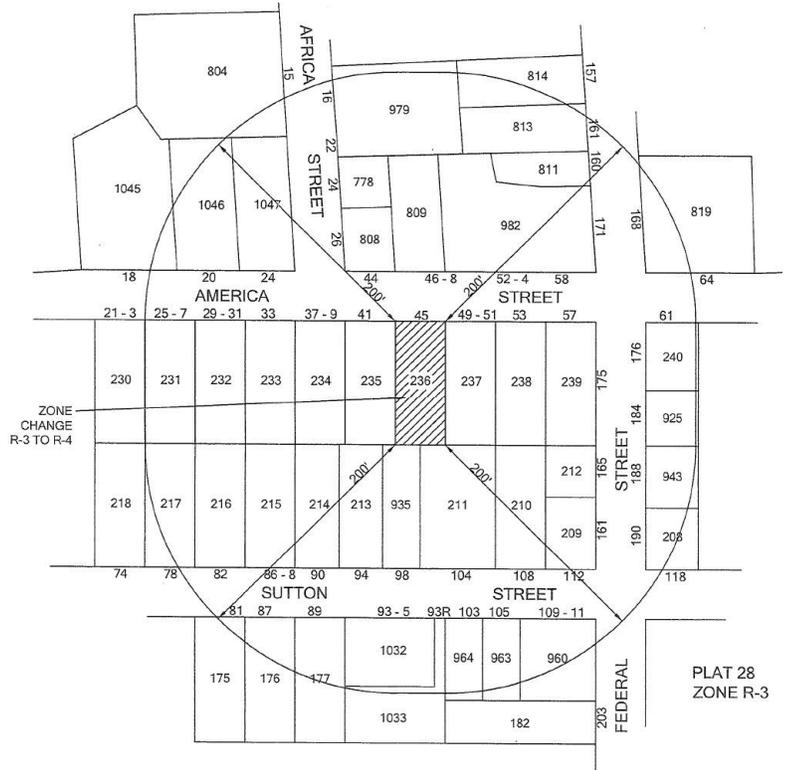
## AGENDA ITEM 3 ■ 45-47 AMERICA STREET



Aerial view of the site



View of the building



Proposed rezoning area

### OVERVIEW

**OWNER/APPLICANT:** DNC Acquisitions LLC

**PROJECT DESCRIPTION:** The applicant is petitioning to rezone the subject lot at 45-47 America Street (AP 28 Lot 236) from R-3 to R-4 subject to certain conditions

**CASE NO./** CPC Referral 3494

**PROJECT TYPE:** Rezoning from R-3 to R-4

**PROJECT LOCATION:** 45-47 America Street

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

AP 28 Lot 236

**NEIGHBORHOOD:** Federal Hill

**PROJECT PLANNER:** Choyon Manjrekar

**Discussion**

The lot is currently occupied by two buildings providing a total of 18 bedrooms. The applicant is proposing to rezone the lot from R-3 to R-4 with certain conditions to combine the buildings to permit a total of 14 efficiency units within a single building. Per the petition, table 4-1 of the zoning ordinance—residential district dimensional standards—would not apply. Exemptions include the provision of 1,200 SF of minimum lot area per dwelling unit and the parking requirement. The fourteen efficiency units would provide 340 SF of lot area per dwelling unit with no parking.

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 for medium density residential development, which the plan describes as areas where the lot sizes vary from 3,200 SF to 5,000 SF and are occupied by one to multi-family buildings. The lot's existing configuration meets this description, providing 18 bedrooms in two buildings on a lot that is nonconforming by dimension. The zone change would allow for fourteen units to be contained within a single building. Given the land use description for this area, the rezoning would be in conformance with the comprehensive plan.

The lot is currently nonconforming by parking, the amount of impervious surface and number of units. The zone change would allow for a reduction in the number of bedrooms and account for the existing nonconformities. Rezoning would be appropriate given the character of the surroundings and the configuration of the lot. However, it is the DPD's opinion that the applicant could make some improvements to the site by introducing some pervious surface and meeting the canopy coverage requirement offsite to counter the dense development. Should these changes be implemented, 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 R-4 with the conditions that the dimensional standards of table 4-1 do not apply to the lot and subject to the following condition:

The applicant shall make an effort to introduce pervious surface on the site and meet the canopy coverage requirement by making offsite plantings under the supervision of the City Forester.

City of Providence

REFERRAL  
349B+



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 10, 2021

TO: Choyon Manjrekar, Principal Planner  
Department of Planning & Development

SUBJECT: **SEE ENCLOSED PETITION**

CONSIDERED BY: Tina L. Mastroianni, First Deputy City Clerk

DISPOSITION: Enclosed please find a copy of a petition for a zoning change.

This request was received in our office and a copy of said Petition is being sent to the City Plan Commission for placement on the next agenda, in accordance with Section 1100 of the Zoning Ordinance which states “.....immediately upon receipt of the proposal, the city clerk shall refer the proposal to the council and the commission for study and recommendation...”



*Tina L. Mastroianni*  
First Deputy City Clerk

# *City of Providence*

## STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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### PETITON TO THE HONORABLE CITY COUNCIL

*The undersigned respectfully petitions your honorable body*

DNC Acquisitions, LLC hereby petitions the *City Council* to:

Amend the Zoning Designation for the property located at A.P. 28, Lot 236, further identified as 45-47 America Street, Providence Rhode Island, and shown on the accompanying Zoning Certificate, from R-3 Residential District to an R-4 Residential District: said lot is not subject to Article 4, Table 4-1 Residential District Dimensional Standards, R-4 Bulk Standards, Minimum Lot area; said lot is compliant with Article 14, Section 1410 (B) (8) existing structure parking exemptions; said lot is subject to the condition that there be no more than Fourteen (14) efficiency dwelling units with a minimum square footage of 340 per dwelling unit.

The attached zoning certificate currently depicts the zoning district of R-3, if the requested amendment is approved, the subject lot would be amended to R-4 (as opposed to its current designation of R-3).

The site is zoned R-3, and a multifamily development is not permitted in a R-3 zone. A zone change to R-4 is being requested to accommodate the multi-family development with a minimum square footage of 340 square feet per dwelling unit. The current structure, a multi-family dwelling, is comprised of two separate structures with a total amount of 18 bedrooms. The petitioner seeks to merge the two structures and develop 14 efficiency residential units.

The multifamily development will have a similar density as the structure currently stands and the proposed 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.

DNC Acquisitions, LLC

Signature: /s/. John O. Mancini, #6067

Title: Attorney, on behalf of DNC Acquisitions, LLC

Telephone: (401) 343-7000

Email Address: [jmancini@mancinicarter.com](mailto:jmancini@mancinicarter.com)

