

Providence City Plan Commission

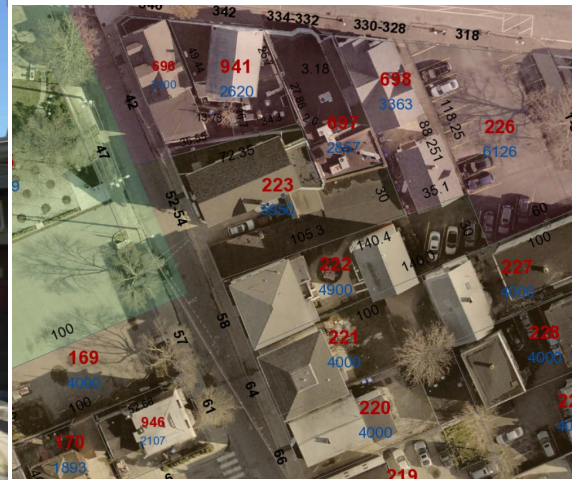
January 18, 2022



AGENDA ITEM 5 ■ 54-56 SUTTON STREET



View of the building



Aerial view of lot to be rezoned

OVERVIEW

| | | | |
|-------------------------------|--|-----------------------------|---|
| OWNER/APPLICANT: | Sutton Place, Petitioner | PROJECT DESCRIPTION: | The applicant is petitioning to rezone the subject lot at 54-56 Sutton Street (AP 28 Lot 223) from R-3 to C-2 with uses limited to two and three family, and multifamily dwellings. |
| CASE NO./PROJECT TYPE: | CPC Referral 3504 Rezoning from R-3 to C-2 | | |
| PROJECT LOCATION: | 54-56 Sutton Street AP 28 Lot 223 R-3 zone | RECOMMENDATION: | Recommend approval of proposed zone change |
| NEIGHBORHOOD: | Federal Hill | PROJECT PLANNER: | Choyon Manjrekar |

Discussion

The applicant is proposing to rezone 54-56 Sutton Street from R-3 to C-2 with uses limited to two family, three family and multifamily housing. The subject property is a mixed use building with three commercial units and three residential units. The zone change is requested so that the owner may renovate the building for seven apartments.

The lot is zoned R-3 but is adjacent to the C-2 zone to the north. The neighborhood's character is composed of a mix of uses including commercial uses on the Atwells Ave commercial corridor to the north and residential uses including multifamily housing to the south. As the C-2 zone and Atwells Ave are in proximity, rezoning to C-2 for housing is not expected to have a negative effect on neighborhood character or surrounding property. The proposed multifamily use would be no more intense than the current legal use.

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 plan encourages high density residential development around areas of change like Atwells Ave. The property is located in an area where neighborhood commercial development—which includes high density residential development—is intended alongside medium density residential development. 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 dwelling units than what is 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 uses limited to two family, three family and multifamily dwellings.

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

I, Sutton Place, by and through Natalia Pezzuco and Nicholas Cardello, "Petitioner" and their Counsel, Dylan Conley, hereby petition 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:

[54-56 Sutton Street, 02903
Assessor's Plat 28 Lot 223],

and shown on the accompanying map¹ Attached hereto as Exhibit 1, from [R-3] to [C-2* where the use on the lot shall be restricted to either two-family, three-family, or multi-family dwellings].

Further attached hereto is Exhibit 2: are two (2) sets of mailing labels with the names and addresses of all property owners within two hundred feet (200') of the property.

Sutton Place, via Natalia Pezzuco and Nicholas Cardello

Signature: /s/ Dylan Conley

Name: Dylan Conley, Esq. #8969

Title: Attorney, on behalf of Petitioner

Telephone No.: (401) 415-9835

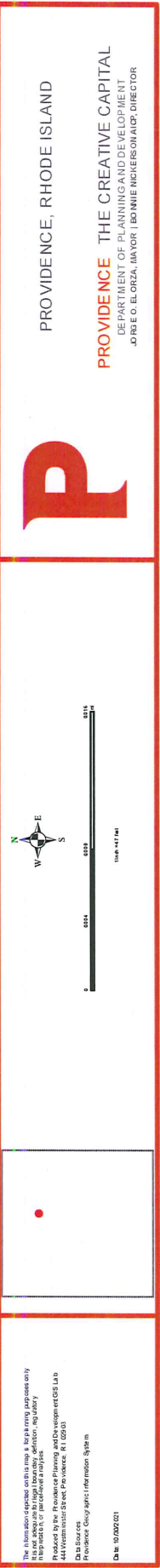
Email Address: DConley@wjclaw.com

¹ The Map includes:

- a) Existing and proposed boundaries
- b) Zoning district boundaries
- c) Existing streets, roads, and their names
- d) City and Town Boundaries



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, City of Providence, Department of Planning and Development

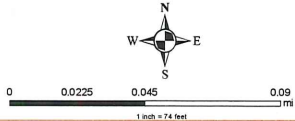




The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.

Produced by the Providence Planning and Development GIS Lab
444 Westminster Street, Providence, RI 02903

Date: 10/30/2020



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JORGE C. ELORDA, MAYOR | BERNIE NICKERSCHWALP, DIRECTOR

