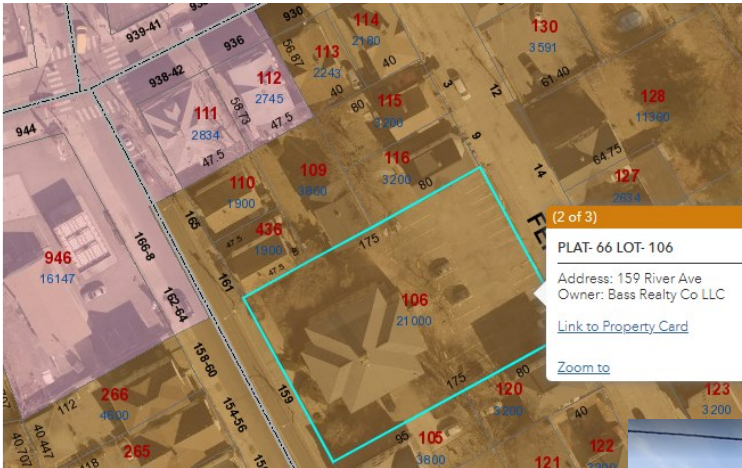


Providence City Plan Commission

April 19, 2022



AGENDA ITEM 4 ■ 159 RIVER AVE



Lot to be rezoned



Image of the building

OVERVIEW

OWNER/APPLICANT:	Brian Weinstein and Bass Realty Co, LLC	PROJECT DESCRIPTION:	The applicant is petitioning to rezone 159 River Ave. from R-3 to C-1
CASE NO./PROJECT TYPE:	CPC Referral 3513 Rezoning from R-3 to C-1		
PROJECT LOCATION:	159 River Ave. AP 66 Lot 106	RECOMMENDATION:	Recommend approval of proposed zone change
NEIGHBORHOOD:	Valley	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The applicant is petitioning to rezone 159 River Ave. from R-3 to C-1, with a restriction that the property be limited to two-, three- or multi-family dwellings. The lot is occupied by large building containing 12 dwelling units, which is nonconforming for the current R-3 zone. The petitioner is proposing to add four units to the basement and eight to the attic, for a total of 24. The rezoning of the lots to C-1 will allow for the intensification of the use. The restriction proposed in the petition would ensure that the property is used just for residential purposes.

The property is just south of the Chalkstone Ave. commercial corridor. The C-1 zone lies to the north and west of the subject lot. 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 business/mixed-use development, including medium- to high-density housing, is located in proximity to lower density residential uses. Therefore, the rezoning to allow for further development of the subject building would be consistent with the intent of the Future Land Use Map. The rezoning would also be in conformance with comprehensive plan objectives H-1, which promotes improving existing housing, and H-2, which encourages developing new housing options in the City.

The lot size is 21,000 sf, and has a large parking lot to the east of the building, with at least 24 parking spaces. The property has abundant landscaping, consistent with the residential nature of properties in the vicinity. Given the existing conditions and the proposed development plan, the DPD believes that the rezoning would be appropriate. It is the DPD's opinion that the rezoning is not expected to have a negative effect on neighborhood character or surrounding property, nor is it expected to negatively affect health, safety and welfare of the community. It is therefore 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 make a positive recommendation to the City Council to approve the proposed zone change.

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, **Dylan Conley**, by and through and with the permission of **Brian Weinstein and Bass Realty Co LLC**, 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:

159 River Ave
Plat 66, Lot 106

and shown on the accompanying map¹ **Attached below as Exhibit 1**, from **[R-3]** to **[C-1* with restrictions]**
as follows:

- **Residential uses only**
- **Limited to 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.

Signature: /s/ Dylan Conley

Name: Dylan Conley, Esq. #8969

Title: Attorney, on behalf of **Petitioner**

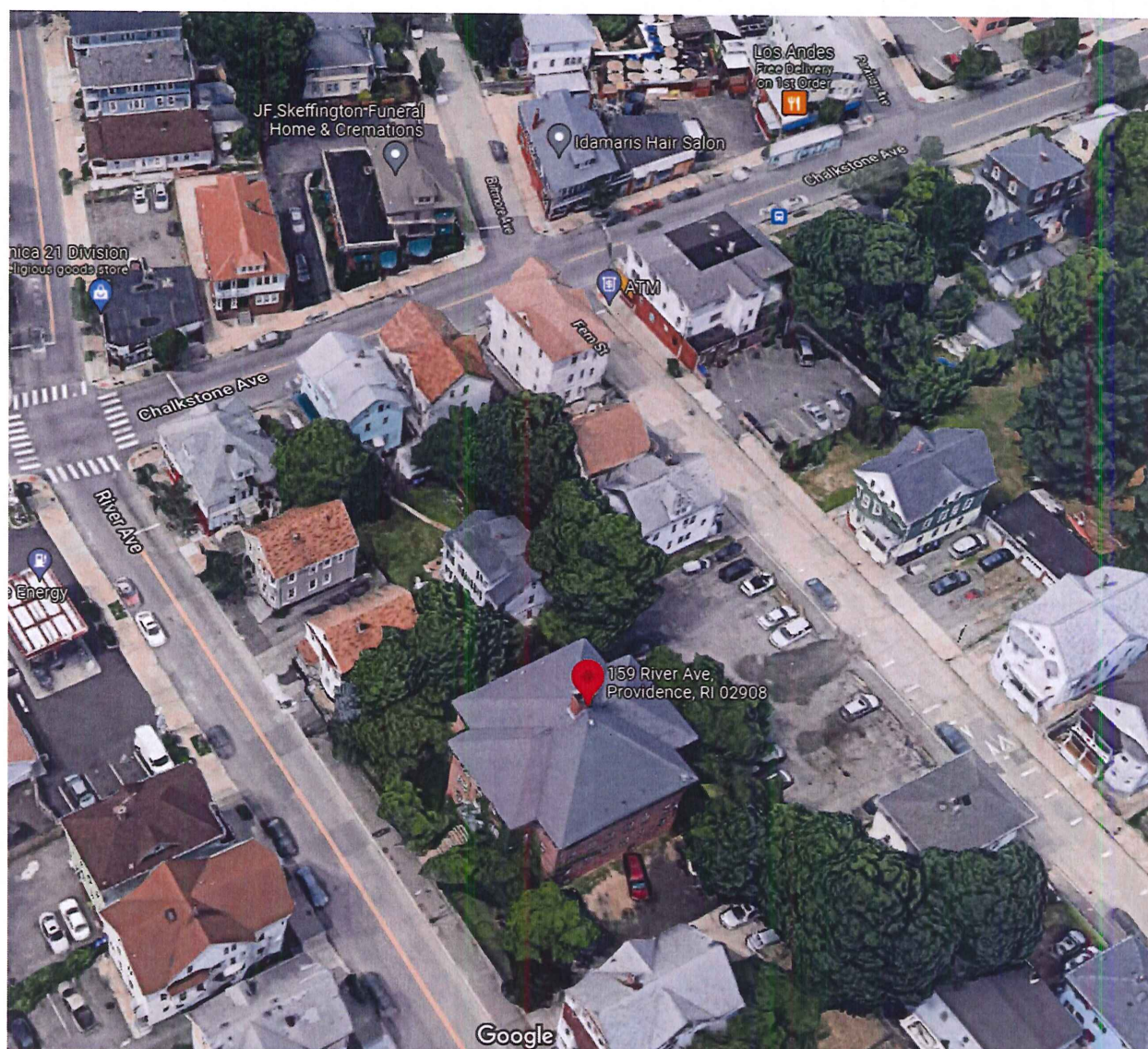
Telephone No.: (401) 415-9835

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 where visible

Exhibit 1





159 River Avenue



Table of Contents

Cover Sheet

Existing Conditions

Additional Units Proposed Within
Basement And Level 4

Renderings

Unit Count

Existing:

(12) 1 bed 1 bath units

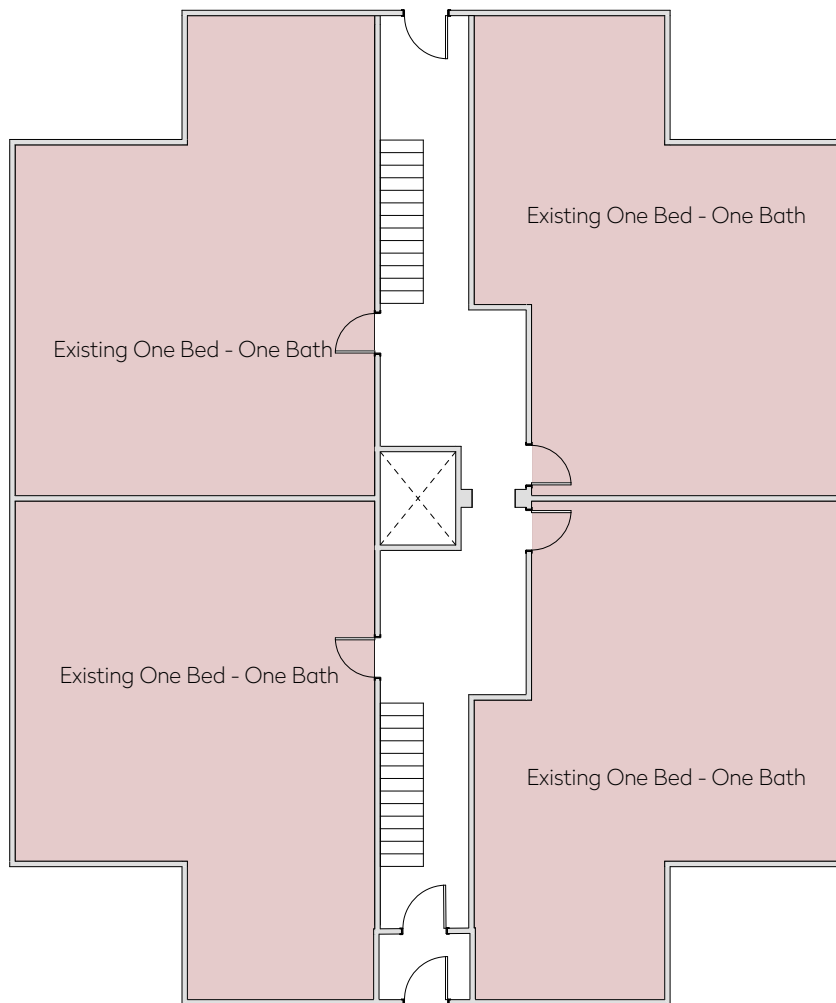
Proposed:

(6) 1 bed 1 bath units

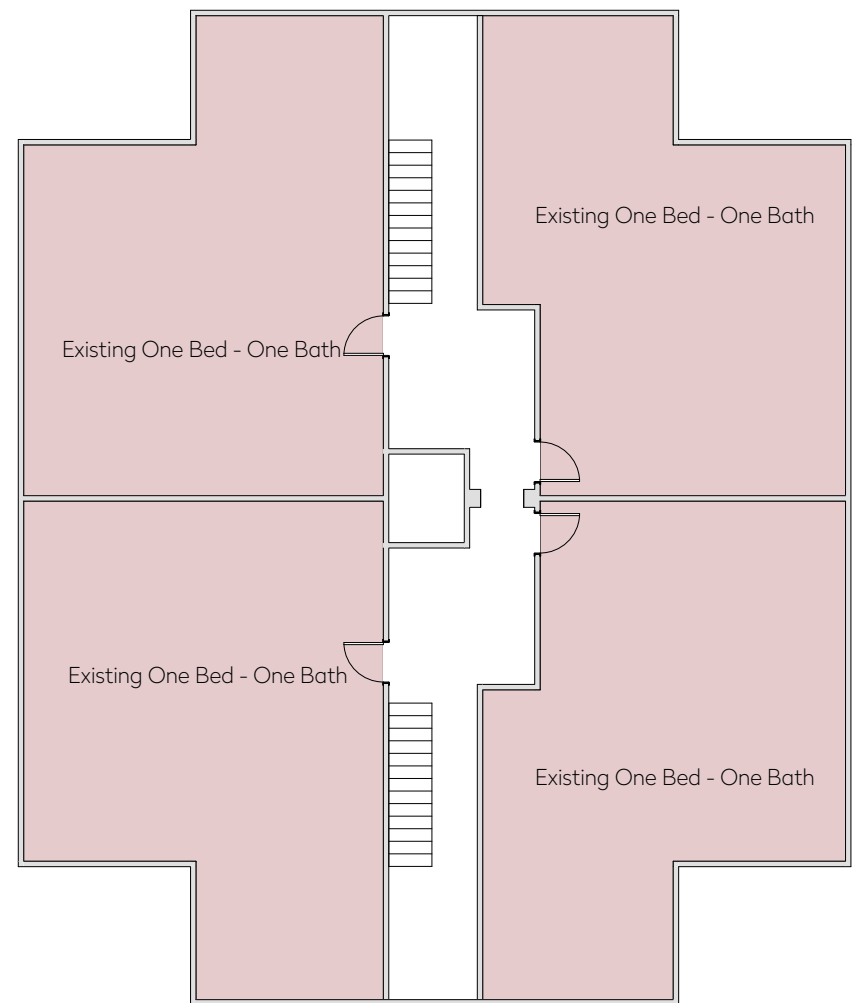
(4) studios

(2) 2 bed 1 bath units

Combined Total: 24 Units



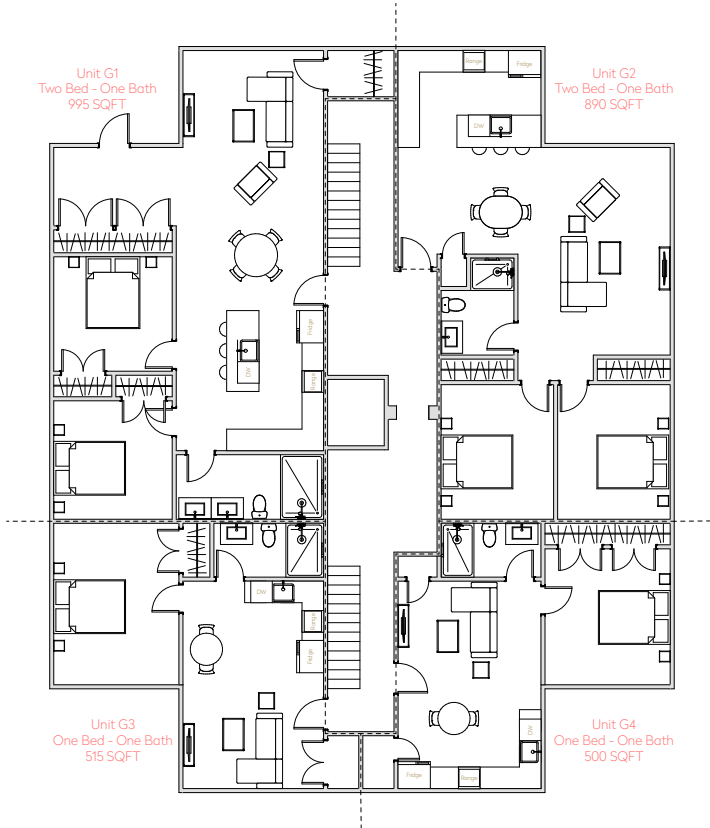
1 First Floor Existing Plan
SCALE: 1/4" = 1'-0"



2 Second & Third Floor Existing Plan
SCALE: 1/4" = 1'-0"



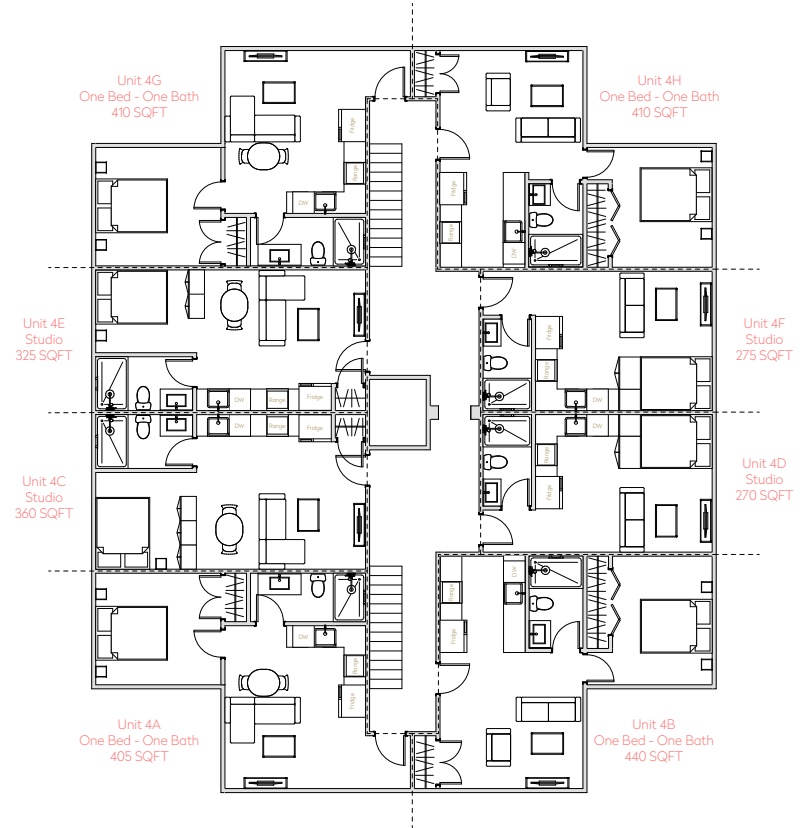
4 Units Proposed



1 Basement Plan
SCALE: 3/16" = 1'-0"



8 Units Proposed



2 Fourth Floor Plan
SCALE: 3/16" = 1'-0"





