

Providence City Plan Commission

July 19, 2022



AGENDA ITEM 1 ■ ZONING ORDINANCE AMENDMENT

OVERVIEW

PROPONENT:	Department of Planning and Development	RECOMMENDATION:	Recommend approval of the proposed zoning changes
CASE NO./	CPC Referral 3524		
PROJECT TYPE:	Zoning Ordinance Amendment		
PROJECT DESCRIPTION:	Comprehensive changes to the ordinance	PROJECT PLANNER:	Robert E Azar, Deputy Director

Discussion

The DPD is proposing to make changes pertaining to the administration of the zoning ordinance. Most of the changes are intended to clarify or to fill in gaps in the regulations and have been written to address issues that have come up in administering the ordinance since the last significant text amendments in 2019. The amendment includes three policy changes pertaining to removal of the minimum lot area per dwelling unit requirement in the R-4 zone, elimination of the lot merger provision and addition of cannabis retail to the use table. Removal of lot area per dwelling unit is intended to create a multifamily zoning district with higher density, but will not change the dimensional regulations of the zone. Elimination of the lot merger provision would allow for development of small lots but restrict the building height to ensure development of an appropriate scale. Addition of cannabis retail would conform to state law that requires communities that host compassion centers to include retail.

The amendment would be in character with Comprehensive Plan objective LU1, which calls for protecting and enhancing stable neighborhoods; H2, which calls for creation of new housing; LU3 which encourages the maintenance and enhancement of residential areas; and BE2 and BE3 which encourage compact urban development and new development to complement traditional character.

The purposes of zoning listed in Section 101 include promoting the public health, safety and general welfare of the community; providing for a range of uses and intensities of use appropriate to the character of the city and its neighborhoods, reflecting current and expected future needs; providing for orderly growth and development; protecting the historic, cultural and scenic character of the City and its neighborhoods; promoting a balance of housing choices for all income levels and groups; and providing affordable, accessible, safe, and sanitary housing for the health, safety and welfare of all residents. This amendment is consistent with these purposes.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the amendment to the City Council pursuant to finding the amendment to be in conformance with the Comprehensive Plan and the purposes of zoning.