

# Providence City Plan Commission

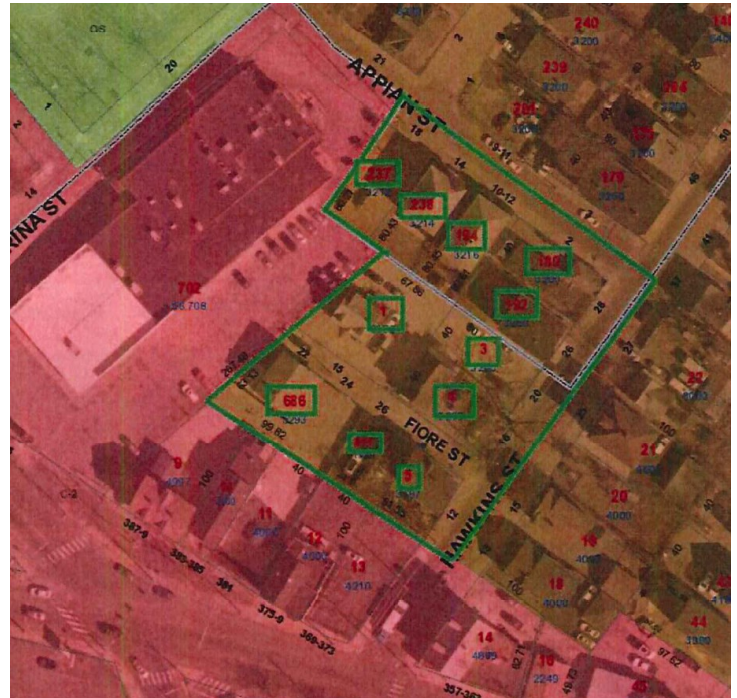
August 30, 2022



## AGENDA ITEM 5 ■ REZONING OF LOTS ON APPIAN, FIORE AND HAWKINS STREETS



Street view



An aerial view of the site

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Relentless Realty LLC	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone the subject lots from R-3 to C-2
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3525 Rezoning from R-3 to C-2	<b>RECOMMENDATION:</b>	Advise City Council to take no action until complete land development application is submitted for review
<b>PROJECT LOCATION:</b>	Appian, Fiore and Hawkins Streets R-3 zone AP 99 Lots 180, 192, 194, 237 and 238; AP 70 Lots 1, 3, 4, 5, 654 and 686, Wanskuck	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Charles		

**Discussion**

The applicant is requesting a rezoning of the 11 subject lots, which are clustered together, from R-3 to C-2. The lots front on Appian Street, Hawkins Street and Fiore Street and are occupied by residential buildings and a neighborhood commercial establishment. The applicant is requesting the rezoning to consolidate the lots for construction of multifamily development which would be permitted by right under the new zoning.

Per section 810 of the Commission's Development Review Regulations, the precedence of approvals for development that needs a Council action requires that the applicant obtain an advisory recommendation from the CPC as well as conditional approval for the first stage of project review. Based on this order of events, the DPD cannot currently recommend approval as the application for the land development project has been deemed incomplete. The application was found to be deficient and incomplete as it was not signed by all property owners and it is unclear whether the applicant owns all the lots under consideration. The zoning change petition is only signed by one petitioner and no other owners.

It is the DPD's opinion that a zone change of this magnitude should be reviewed in the context of a land development project to determine how the change and subsequent development would affect neighboring property, traffic patterns and the character of the surroundings.

Based on the zoning map, the rezoning could be considered as the lots abut a C-2 zone. However, it should occur within the context of a land development project. The DPD would not object to reviewing the change once a complete application is submitted.

**Recommendation**

The DPD recommends that the CPC should recommend that the council take no action until a land development project can be considered in conjunction with the zone change.