

Providence City Plan Commission

September 20, 2022



AGENDA ITEM 5 ■ 22-26 RINGGOLD STREET



View of the site from Ringgold Street

Aerial view of lots to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Kalisbek Malikov	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of the subject lots from R-3 to C-1 with uses limited to two and three family, and multifamily dwellings.
CASE NO./ PROJECT TYPE:	CPC Referral 3516 Rezoning from R-3 to C-1		
PROJECT LOCATION:	22-26 Ringgold Street 22 Ringgold—AP 28 Lot 271 26 Ringgold—AP 20 Lot 308 R-3 zone	RECOMMENDATION:	Recommend approval of zone change to R-4
NEIGHBORHOOD:	Federal Hill	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The applicant is requesting a rezoning of 22-26 Ringgold Street from R-3 to C-1 with uses limited to two family, three family and multifamily housing. The site is currently composed of two lots, with lot 271 occupied by an existing multifamily dwelling. The zone change is being requested to allow for multifamily development on the vacant portion of the lot once both are merged, and to render the existing building conforming.

The lots are zoned R-3 but located adjacent to the C-1 and R-P zones to the south which allow for more density than the R-3 zone. The neighborhood's character is primarily residential based on the development on Ringgold Street, which includes multifamily development. Given the neighborhood's character, it is the DPD's opinion that rezoning to R-4 would be more appropriate as it is designed to accommodate multifamily development and increased density where appropriate. The change to R-4 would be more appropriate than rezoning to C-1 with restrictions that would require footnotes on the zoning map. The change to R-4 is not expected to have a negative effect on neighborhood character or surrounding property given the presence of multifamily housing and commercial development in proximity.

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 Broadway. 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 to R-4 would be appropriate given the character of the surroundings, the current zoning and the proposed use. 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 rezone the subject lots to R-4.