

Providence City Plan Commission

December 13, 2022



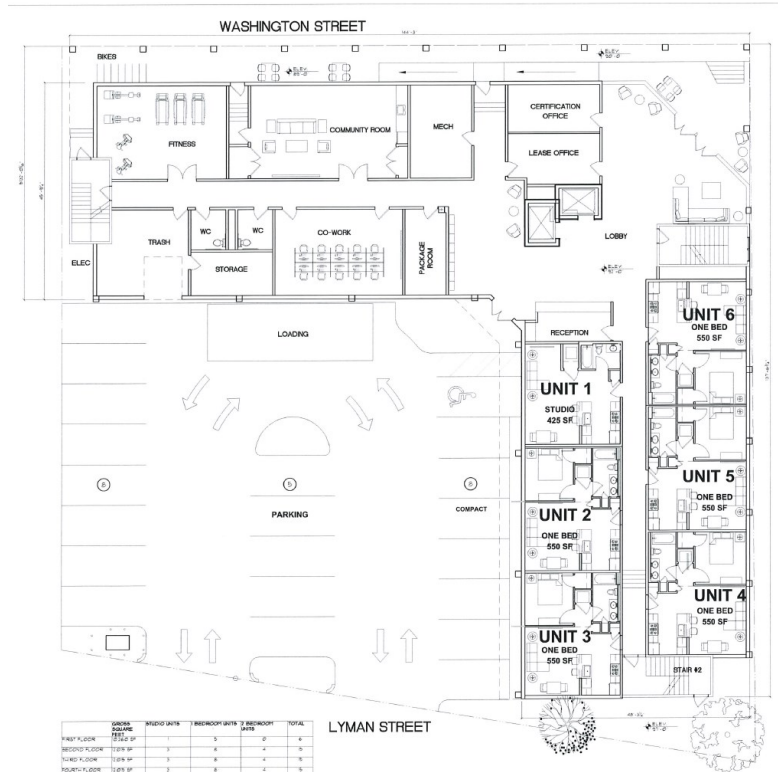
AGENDA ITEM 6 ■ 322 WASHINGTON STREET



Lot to be rezoned



View from Washington Street



Proposed site plan under TOD overlay

OVERVIEW

OWNER/APPLICANT: LAC Northeast Developer LLC, Petitioner

Rajipo LLC, Owner

CASE NO./ CPC Referral 3535

PROJECT TYPE: Inclusion of lot zoned C-2 zone under the Transit Oriented Development (TOD) overlay

PROJECT LOCATION: 322 Washington Street
AP 25 Lot 464

NEIGHBORHOOD: Federal Hill

PROJECT DESCRIPTION: The applicant is petitioning to rezone 322 Washington Street which is zoned C-2 by including it under the TOD overlay.

RECOMMENDATION: Recommend approval of proposed zone change

PROJECT PLANNER: Choyon Manjrekar

Discussion

The petitioner is requesting to rezone 322 Washington Street with a base zoning of C-2, to include it within the TOD overlay. The petitioner intends to construct a 62', six-story, 76 unit affordable multifamily dwelling on the lot, which requires 76 parking spaces. The applicant is seeking dimensional adjustments for the proposed height and parking through the land development review process as the maximum allowable height in the C-2 zone is 50' and four stories; and 43 parking spaces will be provided where 76 are required. The applicant is requesting the zone change as it would negate the need for the adjustments and allow for the proposed development by right as there is no parking minimum for residential development and the maximum height is 70'. The change would allow the applicant to provide 81 units and reduce the amount of required parking.

The TOD overlay is intended for dense development with reduced parking requirements in proximity to public transportation infrastructure. The lot is located adjacent to the service road and is within walking distance of Downtown and public transport stops. According to the future land use map of Providence Tomorrow: The Comprehensive Plan this area is intended for Neighborhood Commercial/Mixed Use development, and is adjacent to the Downtown/Mixed Use designation. Both designations support multifamily development, particularly in proximity to commercial corridors. This in turn reduces reliance on parking and personal vehicles and is conducive to dense development. Provision of affordable housing would conform to objectives H-2 and H-3 of the plan which support creation of new and affordable housing. Construction of dense development within a single building is in conformance with objective BE-3 of the plan which promotes compact urban development. The parking reduction due to the proposed inclusion under the TOD overlay conforms to objectives M-2, M-3 and M-4 of the plan which promotes use of alternative transportation including biking, transit and walking. Therefore, the proposed zone change would be in conformance with the comprehensive plan.

Multifamily development is permitted by right and inclusion within the overlay would enhance the development allowed on the site. 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 to include the lot within the TOD overlay.