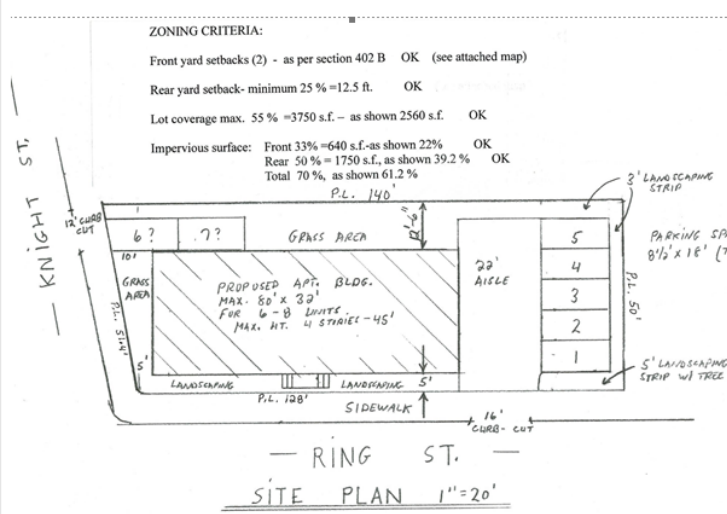


Providence City Plan Commission

January 24, 2023



AGENDA ITEM 3 ■ 2 RING STREET



Proposed site plan

View of development site from Ring Street



Aerial view of the lots

OVERVIEW

OWNER/ APPLICANT:	RT8 Realty Trust	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lot at AP 33 Lot 670, 2 Ring Street from R-3 to R-4
CASE NO./ PROJECT TYPE:	CPC Referral 3536 Rezoning from R-3 to R-4	RECOMMENDATION:	Recommend continuance for more information
PROJECT LOCATION:	2 Ring Street AP 33 Lot 670	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Federal Hill		

Discussion

The applicant is proposing to rezone 2 Ring Street, which is vacant, from R-3 to R-4 in order to permit construction of a multifamily dwelling. A conceptual site plan that proposes a six- to eight-unit building with off-street parking has been submitted. The lot is zoned R-3 but located adjacent to a multifamily dwelling that is zoned R-4 and other multifamily buildings zoned R-3. Given the neighborhood's residential character and the proximity of the R-4 zone, it is the DPD's opinion that rezoning to R-4 would be appropriate as it is designed to accommodate the character of multifamily development that is being proposed. 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 residential 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 for medium density residential development which includes one to three family dwellings and multifamily dwellings. The proposed plan would conform to the development pattern suggested by the plan. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing.

Rezoning the lot would be appropriate given the character of the surroundings and the proposed use as the plan would conform to the zoning requirements of the R-4 zone as proposed. It is the DPDs 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.

The DPD is concerned, however, that the site plan presented for this petition does not contain enough information about what new development will look like. The plan indicates that a new development will conform to the provisions of the R-4 zone, but given that this development could be denser and larger than what is allowed today, the CPC should have a better sense of what will be built there.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC should continue this item so that the applicant can provide more information about the development proposal.