

Providence City Plan Commission

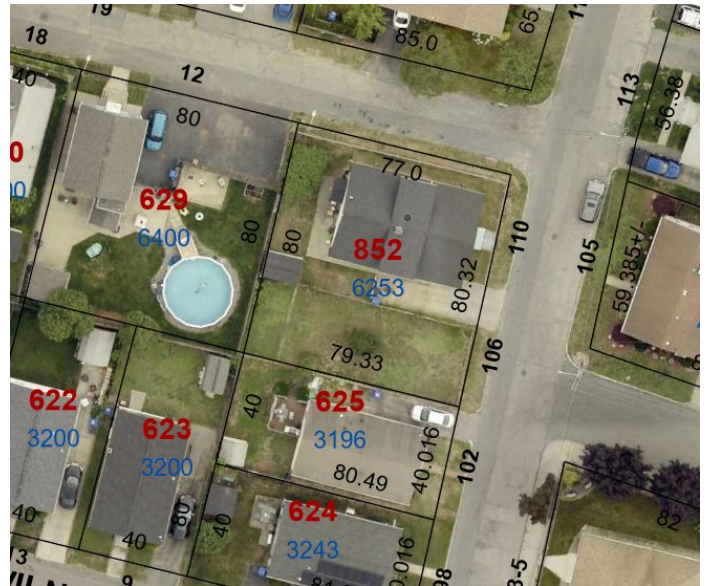
January 24, 2023



AGENDA ITEM 2 ■ 106 ARGOL STREET



View from Argol Street



Aerial view of the lot

OVERVIEW

OWNER/ APPLICANT:	Deonte Rashad Dunn	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lot from R-1 to R-2
CASE NO./ PROJECT TYPE:	CPC Referral 3537 Rezoning from R-1 to R-2		
PROJECT LOCATION:	106 Argol Street AP 77 Lot 852	RECOMMENDATION:	Recommend approval of proposed zone change
NEIGHBORHOOD:	Charles	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The applicant is proposing to rezone 106 Argol Street, which measures approximately 6,253 SF and is occupied by a single family dwelling, from R-1 to R-2.

The lot is located on the western portion of Argol Street, which is zoned R-1 and across the eastern portion of the street which is zoned R-2. 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 single family and low density residential uses are located in proximity to each other. Therefore, the rezoning would be consistent with the intent of the comprehensive plan and zoning ordinance.

Rezoning the lot to R-2 to allow for a use that is permitted by right in the adjacent zone is not expected to have a negative effect on neighborhood character or surrounding property as the use will be similar to what is already permitted in proximity to the R-1 zone. Based on plans provided, the lot's size and the building's massing would be appropriate for inclusion within the R-2 zone as the building can accommodate two dwelling units without any proposed changes and zoning relief.

Based on the foregoing discussion, 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.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC should recommend that the City Council approve the proposed zone change to R-2 finding it to be consistent with the comprehensive plan and purposes of zoning.