

Providence City Plan Commission

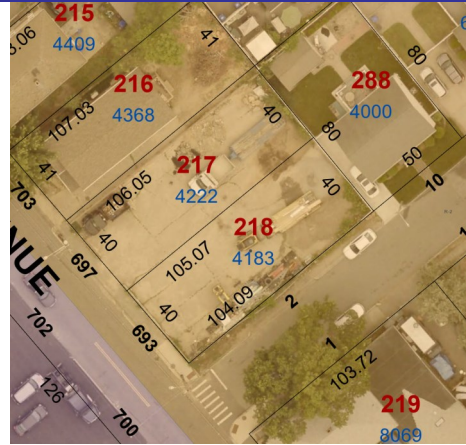
April 18, 2023



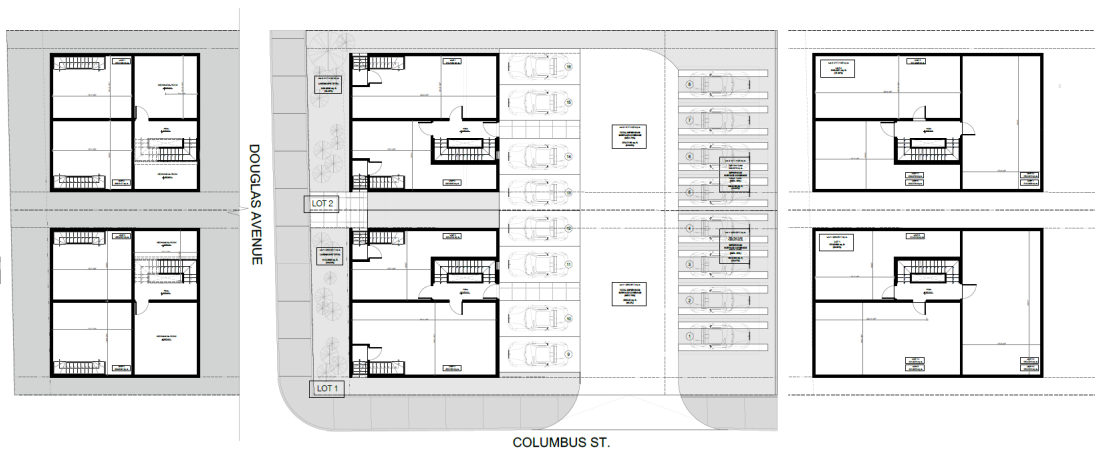
AGENDA ITEM 3 ■ 693-697 DOUGLAS AVE



View from Douglas Ave



Aerial view of the lots



Proposed site plan

OVERVIEW

OWNER/ APPLICANT:	Vicioso Homes LLC	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lots from R-2 to R-4 to allow for multifamily development
CASE NO./ PROJECT TYPE:	CPC Referral 3538 Rezoning from R-2 to R-4		
PROJECT LOCATION:	693-697 Douglas Ave AP 99 Lots 217 and 218	RECOMMENDATION:	Recommend approval of proposed change
NEIGHBORHOOD:	Wanskuck	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lots from R-2 to R-4 to allow for multifamily residential development on a portion of Douglas Ave that contains a number of varied uses. The subject lots are currently vacant. The applicant is proposing to construct two buildings with eight units each, with one on either lot. Plans have been submitted and will be subject to staff level Development Plan Review. The lots are zoned R-2 but located adjacent to the C-1 commercial zone on the western portion of Douglas Ave and in proximity to the C-2 zone to the north. The lots to the south and east of the subject lots are zoned R-2 but occupied by two, three and multifamily development. Given this portion of Douglas Ave, the neighborhood's mixed use character and proximity of the commercial zones, 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 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 one where low density residential development is located adjacent to neighborhood commercial development. Therefore, rezoning to allow for multifamily development would be appropriate for this area. The submitted plans conform to the development pattern suggested by the plan and 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 will 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.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC make a positive recommendation to the Council to approve the change to R-4.