

# Providence City Plan Commission

April 18, 2023



## AGENDA ITEM 4 ■ 4 AVON STREET



View of the building



Aerial view of the lots

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Alphaomega properties LLC	<b>PROJECT DESCRIPTION:</b>	The applicant is petitioning to rezone the subject lot at AP 42 Lot 9, 4 Avon Street from R-3 to R-4
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3543 Rezoning from R-3 to R-4	<b>RECOMMENDATION:</b>	Recommend approval of the proposed zone change
<b>PROJECT LOCATION:</b>	4 Avon Street AP 42 Lot 9	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	West End		

**Discussion**

The applicant is proposing to rezone 4 Avon Street which is occupied by a five family dwelling, from R-3 to R-4. Per the applicant, the intention is to legalize the existing five unit building. The lot measures approximately 17,534 SF and is significantly larger than other lots in the vicinity. The neighborhood exhibits a residential character and is composed of one to three family dwellings on lots of varying size. The change to R-4 is not expected to have a negative effect on neighborhood character as it would legalize the existing dwelling.

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 rezoning would be consistent with this description as it would render the existing dwelling conforming. The site would conform to the zoning requirements of the R-4 zone with no relief required. 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 make a positive recommendation to the City Council to approve the proposed change.