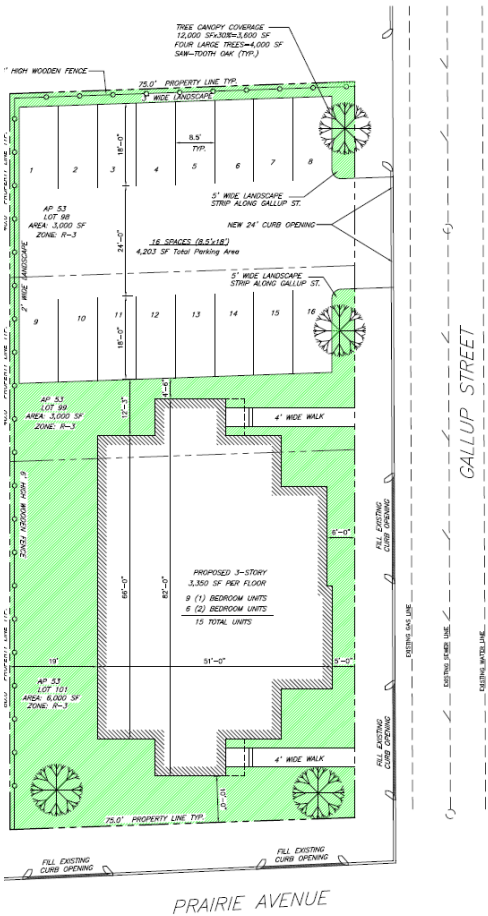


Providence City Plan Commission

June 20, 2023



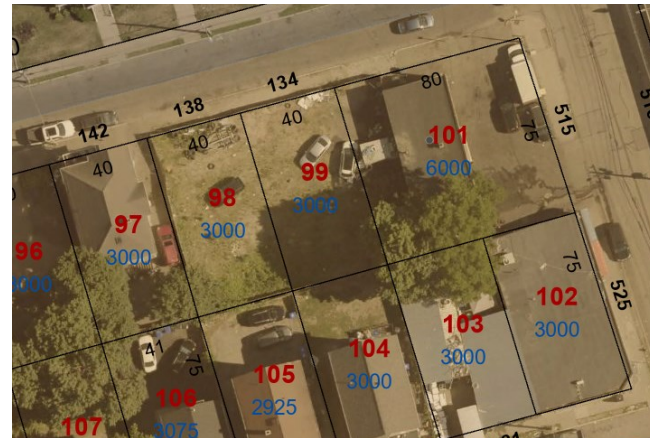
AGENDA ITEM 5 ■ 515 PRAIRIE AVE



Proposed site plan



View of site from Gallup Street



Aerial view of the lots

OVERVIEW

OWNER/ APPLICANT:	Kyltiff Investments and Consulting LLC	PROJECT DESCRIPTION:	The applicant is petitioning to rezone the subject lots from R-3 to R-4 to allow for construction of a multifamily dwelling
CASE NO./ PROJECT TYPE:	CPC Referral 3541 Rezoning from R-3 to R-4	RECOMMENDATION:	Recommend approval of proposed change
PROJECT LOCATION:	515 Prairie Ave, 134 and 138 Gallup Street AP 53 Lots 98, 99 and 101	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Upper South Providence		

Discussion

The petitioner is requesting a rezoning of the subject lots from R-3 to R-4 to permit construction of a multifamily dwelling. The lots are currently occupied by an auto repair use. The applicant has applied for minor land development approval to construct a three story, 15 unit dwelling contingent on the zone change being approved. The lot is zoned R-3 but occupied by a nonconforming commercial use and located adjacent to multifamily development in the R-4 zone on Gallup Street as well as commercial and mixed uses on Prairie Ave. Given the neighborhood's mixed use character and 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 mixed use 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 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.

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.