

# Providence City Plan Commission

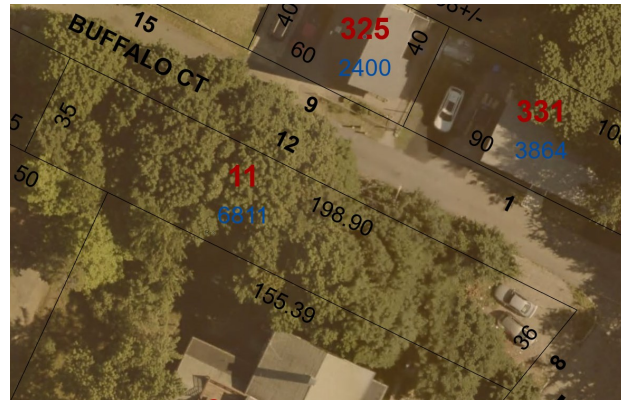
June 20, 2023



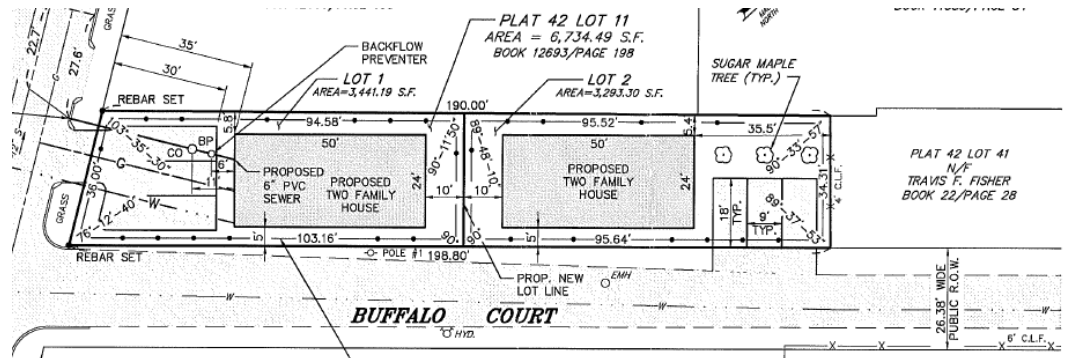
## AGENDA ITEM 4 ■ 12 BUFFALO CT



View from Buffalo Ct



Aerial view of the lot



Proposed site plan

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Francisco Cruz	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting a rezoning of the subject lot from R-3 to R-4 to allow for construction of two two-family dwellings on the lot
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3546 Rezoning from R-3 to R-4	<b>RECOMMENDATION:</b>	Recommend approval of proposed change
<b>PROJECT LOCATION:</b>	12 Buffalo Ct AP 42 Lot 11	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	West End		

**Discussion**

The petitioner is requesting a rezoning of the subject lot from R-3 to R-4 which is currently vacant and overgrown. Per the applicant, the rezoning is being requested to allow for construction of two two-family dwellings. The lot is uniquely shaped, with a width of approximately 200' and length of approximately 36'. The applicant could construct a three family dwelling or a four unit rowhouse development by right under the current zoning. Per the applicant, the topography and ledge on the site prevent development consistent with the R-3 zone, and requires the units to be located in separate buildings. A site plan indicating the location of the buildings has been submitted, and the development will be subject to staff level Development Plan Review. The lot is zoned R-3 but located in proximity to the C-1 zone and a highway. The resultant density of four units on the lot would be similar to what would be allowed by right in the R-3 zone. Given the proposed development, the location of the lot and its proposed characteristics, it is the DPD's opinion that rezoning to R-4 would be appropriate as the proposed development would conform to the neighborhood's character. The change to R-4 is not expected to have a negative effect on neighborhood character or surrounding property given the neighborhood's composition.

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 intended for medium density residential development. The development and resultant density would conform to what is encouraged under this designation. Therefore, rezoning to allow for the proposed 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 zoning and proposed use as the plan will conform to the R-4 zoning requirements. 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.