

Providence City Plan Commission

July 18, 2023



AGENDA ITEM ■ 154-162 COLONIAL ROAD



Aerial view of the lots



Proposed site plan and renderings



OVERVIEW

**OWNER/
APPLICANT:** Skyline Realty LLC and Blue State Housing LLC

PROJECT DESCRIPTION: The applicant is petitioning to rezone the subject lots from R-1 to R-4

**CASE NO./
PROJECT TYPE:** CPC Referral 3548
Rezoning from R-1 to R-4

**PROJECT
LOCATION:** 154-162 Colonial Road
AP 73 Lots 455 and 456

RECOMMENDATION: Recommend approval of change to R-2

NEIGHBORHOOD: Hope

PROJECT PLANNER: Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the subject lots from R-1 to R-4 that would allow for multifamily residential development. One of the lots is occupied by a single family dwelling with the other vacant. Based on plans provided, the applicant is proposing to construct a two family dwelling on each lot. The lots are zoned R-1 but located adjacent to the C-1 zone on North Main Street to the west, the R-3 zone to the rear and the R-1 zone to the north and east. As the lots are in proximity to the C-1 and R-3 zones which allow for greater density than R-1, the rezoning seems appropriate. As the applicant is proposing to construct two family dwellings on the site, it is the DPD's opinion that rezoning to R-2 may be more appropriate given the presence of the R-1 zone to the north and east of the lots. The change to R-2 is not expected to have a negative effect on neighborhood character or surrounding property as the density would not be significantly greater than the surroundings. A change to R-4 could result in development that is out of character.

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 medium density and neighborhood commercial development. Therefore, rezoning to allow for two family dwellings would be appropriate. 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-2 zone as proposed. 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 Council to rezone the subject lots to R-2.