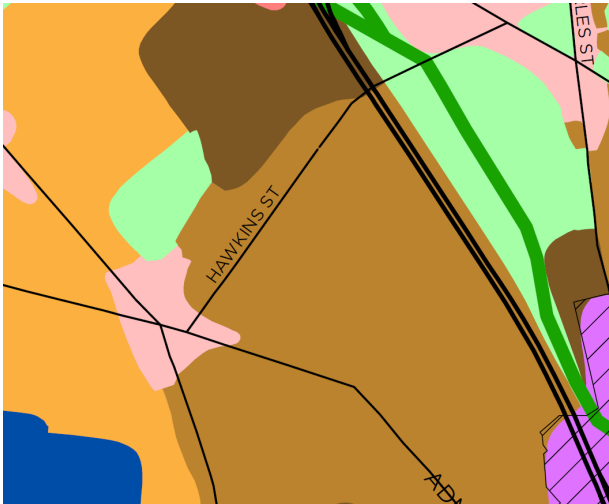


Providence City Plan Commission

July 18, 2023



AGENDA ITEM 3 ■ ANCHOR STREET REZONING



Future land use map



Aerial view of the lot

OVERVIEW

OWNER/ APPLICANT:	Joseph Colaluca	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of the subject lots from R-3 to R-4 to allow for construction of multifamily dwellings on the lots.
CASE NO./ PROJECT TYPE:	CPC Referral 3549 Rezoning from R-3 to R-4		
PROJECT LOCATION:	57, 61, 65, 69 Anchor Street AP 99 Lots 259, 260, 261 and 262	RECOMMENDATION:	Recommend approval of proposed change
NEIGHBORHOOD:	Wanskuck	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of the vacant subject lots from R-3 to R-4. The lots front on an undeveloped portion of Anchor Street, which terminates at lot 259. The applicant is proposing to extend the street to serve the lots, which would allow for their development. The applicant intends to reconfigure the lots through administrative subdivision to allow for construction of three family dwellings, which would offset the cost of the street extension. The lots are currently undevelopable as they are not served by a street. The parcel is adjacent to multifamily development in the R-4 zone to the north. The plans to develop the site for three family dwellings would conform to the neighborhood's character and result in development similar to what currently exists on the site. Given the proposed development, the location of the lots and their characteristics, it is the DPD's opinion that rezoning to R-4 would be appropriate as 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 where medium density residential is located adjacent to high density residential development. The development and resultant density would conform to what is encouraged in this area. Therefore, rezoning to allow for the proposed development would be appropriate. The development 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 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 approve the change to R-4.