

# Providence City Plan Commission

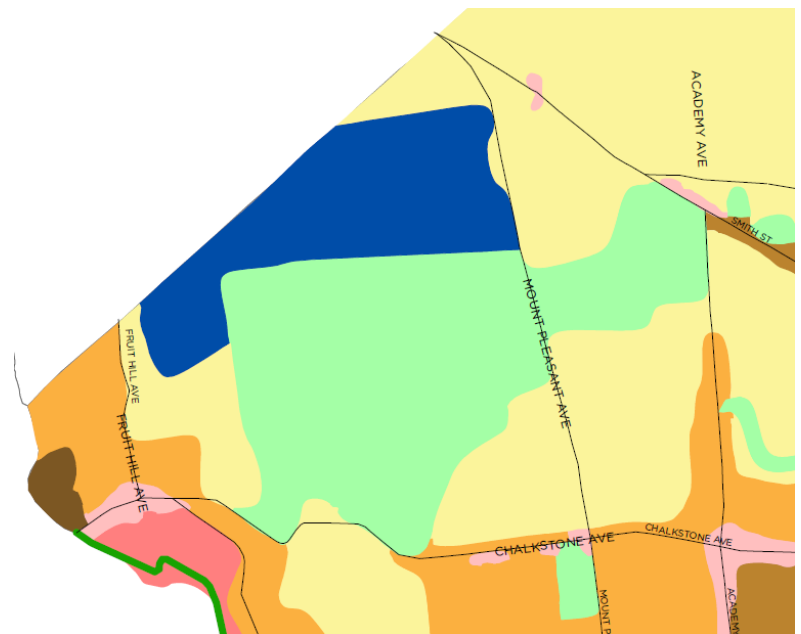
July 18, 2023



## AGENDA ITEM 5 ■ CASE LANE AND BASSI LANE REZONING



Aerial view of lots



Future land use map

### OVERVIEW

<b>PETITIONER:</b>	Francisco Cruz	<b>PROJECT DESCRIPTION:</b>	The applicant is petitioning to rezone the subject lots from R-1 to R-3 but development restricted to one or two family dwellings
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3550 Rezoning from R-1 to R-3	<b>RECOMMENDATION:</b>	Recommend denial of proposed change
<b>PROJECT LOCATION:</b>	50 and 54 Case Lane and 2,3,6 and 7 Bassi lane  AP 80 Lots 501, 502, 503, 504, 505 and 506	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Manton		

**Discussion**

The petitioner is requesting a rezoning of the subject lots from R-1 to R-3 with uses restricted to one or two family dwellings. The subject lots are currently vacant and not served by a developed street. The lots are zoned R-1 and surrounded by similarly zoned lots with the exception of the open space zone to the east. The neighborhood's character appears to be defined by development characteristic of the R-1 zone and is mainly composed of single family dwellings. Given the neighborhood's character, it is the DPD's opinion that the proposed rezoning could result in development that is out of character with the surroundings as the neighborhood is composed of single family dwellings.

Per the Future Land Use Map of Providence Tomorrow this area is intended for single family residential development characterized by one family dwellings in detached structures on separate lots. The land use pattern can be observed around the site. The zoning change would not conform to the plan's intent given the proposed density, the neighborhood's character, and the proposed uses. The map does not indicate that the area is appropriate for different uses in proximity, that would justify a change in zoning.

It is the DPD's opinion that the rezoning could have a negative impact on the neighborhood's character relative to the intent of the plan, which would make it inconsistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC recommend that the Council deny the proposed zone change.