

# Providence City Plan Commission

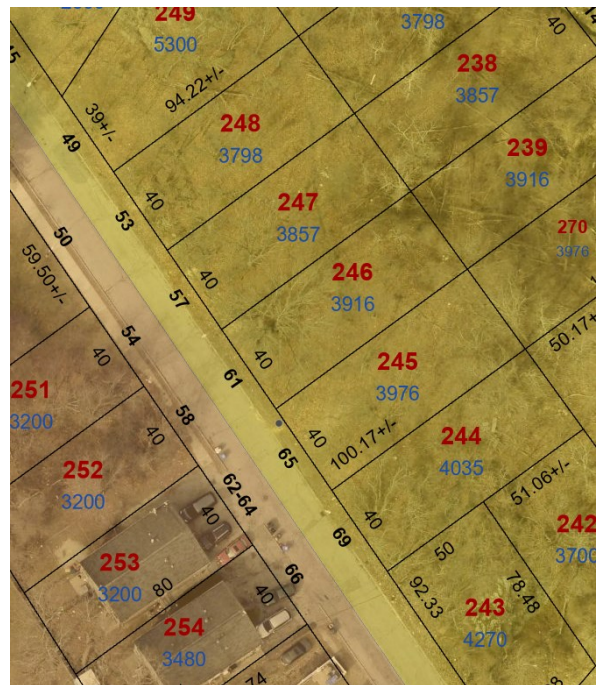
August 15, 2023



## AGENDA ITEM 4 ■ 61-67 LEANDER STREET



View of site from Leander Street



Aerial view of the lots

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Brush Hill Development LLC	<b>PROJECT DESCRIPTION:</b>	The applicant is petitioning to rezone the subject lots from R-1 to R-2 to allow for construction of two family dwellings on the site
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 35 Rezoning from R-1 to R-2		
<b>PROJECT LOCATION:</b>	61-67 Leander Street AP 34 Lots 245 and 246	<b>RECOMMENDATION:</b>	Recommend approval of proposed change
<b>NEIGHBORHOOD:</b>	Manton	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The petitioner is requesting a rezoning of the subject lots from R-1 to R-2 to permit construction of two family dwellings on the subject lots. The lots are located on the eastern side of Leander Street, which is zoned R-1 but undeveloped and vacant. The lots are directly adjacent to the R-2 zone to the west, which appears to be composed of two family dwellings, which define the neighborhood's character. Given the neighborhood's character, it is the DPD's opinion that rezoning to R-2 would be appropriate. The change to R-2 is not expected to have a negative effect on neighborhood character or surrounding property given the presence of two family dwellings and the undeveloped eastern side of Leander Street.

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 single family and low density residential development which includes one to two family dwellings on separate lots. 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-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 approve the change to R-2.