

Providence City Plan Commission

November 14, 2023



AGENDA ITEM 5 ■ 53 BATCHELLER AVE



View of the lot from Batcheller Ave



An aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	Roland Teller	PROJECT DESCRIPTION:	The petitioner is requesting to rezone 53 Batcheller Ave from C-3 to R-2
CASE NO./ PROJECT TYPE:	CPC Referral 3556 Rezoning from C-3 to R-2		
PROJECT LOCATION:	53 Batcheller Street R-2 zone AP 77 Lot 338	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Charles	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting to rezone 53 Batcheller Ave (AP 77 Lot 338) which is a vacant lot, from C-3 to R-2. The lot is in proximity to the C-3 zone on Silver Spring Street and on the northern portion of Batcheller Ave, but is located adjacent to the residential portion of Batcheller Ave. The petitioner is requesting the rezoning to allow for a one or two family dwelling to be built on the subject lot, which is not permitted in the C-3 zone.

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 uses are located adjacent to business/commercial uses. The rezoning would be consistent with the comprehensive plan as it would allow for construction of housing similar to the kind seen along Batcheller Ave.

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

The DPD recommends that the CPC recommend approval of the proposed zone change to the City Council and find the petition to be consistent with the Comprehensive Plan and the purposes of zoning as noted.