

# Providence City Plan Commission

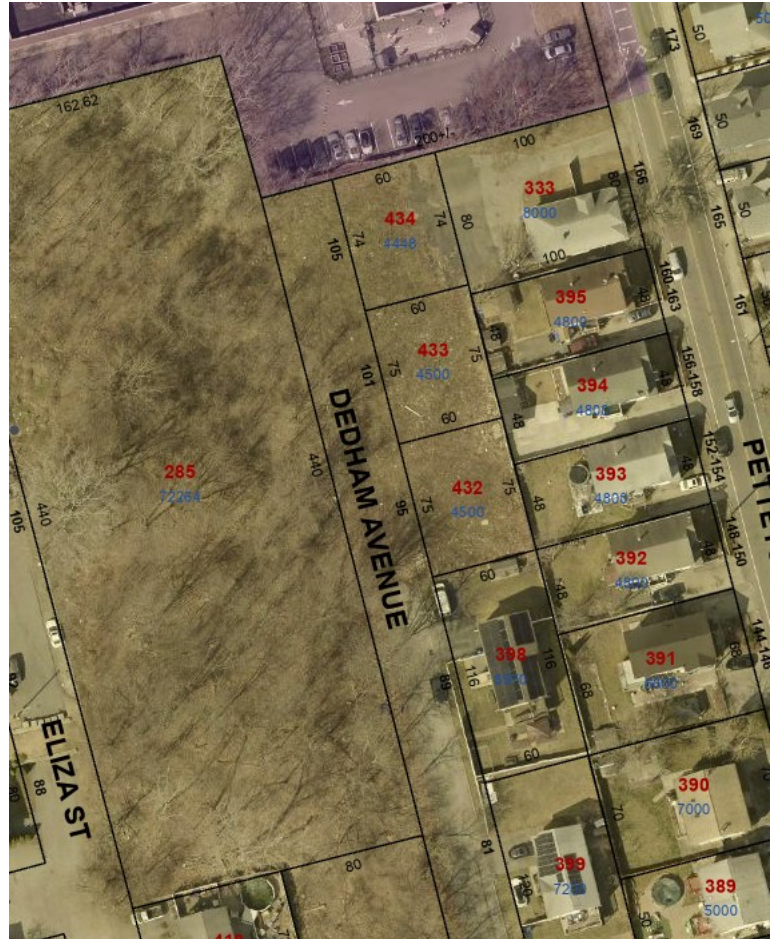
November 14, 2023



## AGENDA ITEM 7 ■ 95-105 DEDHAM AVE



View of site from Dedham Ave



Aerial view of the lots

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	<p>Vitality Land Holdings LLC and GFM Realty LLC</p>	<b>PROJECT DESCRIPTION:</b>	<p>The applicant is petitioning to rezone the subject lots from R-1 to R-2 to allow for construction of two family dwellings</p>
<b>CASE NO./ PROJECT TYPE:</b>	<p>CPC Referral 3557</p> <p>Rezoning from R-1 to R-2</p>		
<b>PROJECT LOCATION:</b>	<p>105 Eliza Street, 95, 101 and 105 Dedham Ave</p> <p>AP 112 Lots 432, 433 and 434</p>	<b>RECOMMENDATION:</b>	<p>Recommend approval of proposed change</p>
<b>NEIGHBORHOOD:</b>	Hartford	<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. The lots are vacant and located to the east side of the undeveloped portion of Dedham Ave. The C-2 zone is located directly to the north and the R-1 zone is located to the east and west with the R-2 zone located two blocks east. The lots to the west of the subject lots are undeveloped. As the subject lots are adjacent to the C-2 zone, and most of the area surrounding them is vacant, rezoning to R-2 seems appropriate as the change would not represent a drastic increase in intensity relative to the adjoining C-2 zone. As this portion of Dedham Ave is mostly undeveloped, a negative effect on neighborhood character or surrounding property will be minimal. Therefore, it is the DPD's opinion that rezoning to R-2 would be appropriate.

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 single family development is located adjacent to neighborhood commercial development, which includes three family to multifamily dwellings on separate lots. The rezoning would be consistent with the suggested development pattern as two family dwellings would be in closer conformance with the neighborhood's character than the more intense development permitted in the C-2 zone. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing.

Rezoning the lots 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.