

# Providence City Plan Commission

November 14, 2023



## AGENDA ITEM 5 ■ 49 LEANDER AND 4, 8, 24 PERRIN STREET



View of site from Leander Street



Aerial view of the lots

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Maxton Investments LLC	<b>PROJECT DESCRIPTION:</b>	The applicant is petitioning to rezone the subject lots from R-1 to R-2
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3558		
<b>PROJECT LOCATION:</b>	49 Leander Street and 4, 8, 20 and 24 Perrin Street	<b>RECOMMENDATION:</b>	Recommend approval of proposed change
	AP 34 Lots 235, 236, 239, 249 and 270		
<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 and the western side of Perrin Street, which are zoned R-1 but undeveloped and vacant. The lots are directly adjacent to the R-2 zone to the west, which is mainly composed of two family dwellings, which define the neighborhood's character. Given this 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 undeveloped vacant lots around the subject property.

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 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.