

# Providence City Plan Commission

November 14, 2023



## AGENDA ITEM 6 ■ 639 WICKENDEN STREET



View from Douglas Ave



Aerial view of the lots

### OVERVIEW

<b>PETITIONER:</b>	639 Wickenden Street Associates	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting a rezoning of the subject lot from R-1 to R-4 with a lodge/meeting hall as a permitted use
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3559 Rezoning from R-2 to R-4	<b>RECOMMENDATION:</b>	Recommend denial of proposed change
<b>PROJECT LOCATION:</b>	639 Wickenden Street AP 17 Lot 518	<b>NEIGHBORHOOD:</b>	Fox Point
<b>PROJECT PLANNER:</b>	Choyon Manjrekar		

**Discussion**

The petitioner is requesting a rezoning of the subject lot from R-1 to R-4 which would allow for multifamily development with a lodge/meeting hall as a permitted use. The subject lot measures approximately 3,600 SF and is occupied by three structures, the main residential structure, a former meeting hall and an accessory structure.

The subject lot and those surrounding it are zoned R-2. Per the Future Land Use Map of Providence Tomorrow this area is intended for low density residential development characterized by one to two family dwellings in detached structures on separate lots. Based on the map, this land use does not support more intense development like the kind proposed by the applicant. The zone change would not conform to the plan's intent given the proposed use.

The subject lot is intensely developed relative to what is permitted by right under the current zoning. The zoning map does not indicate any proximate land uses that would justify this change. The site is completely paved with little pervious surface. The meeting hall use requires a special use permit and it is unclear if its activation could affect the enjoyment of neighboring property.

It is the DPD's opinion that the rezoning is inconsistent with the intent of the comprehensive plan, which would in turn 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.