

# Providence City Plan Commission

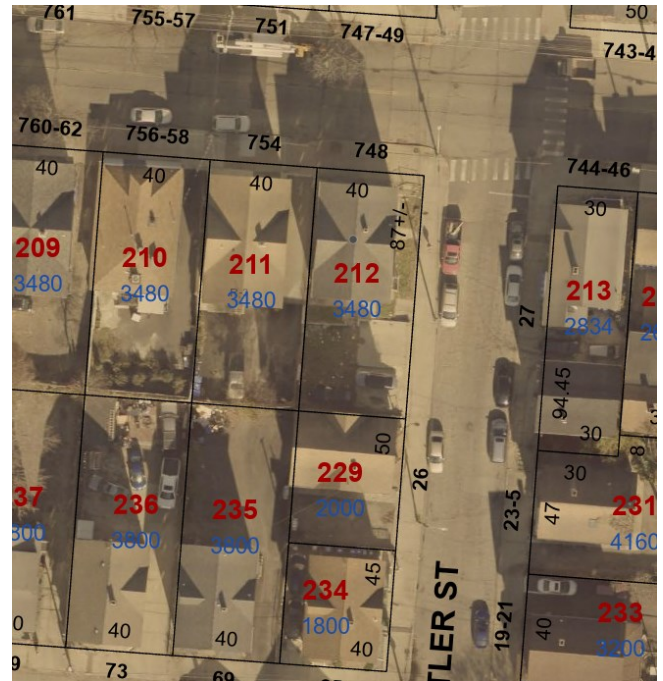
December 12, 2023



## AGENDA ITEM 4 ■ 748 ATWELLS AVE



View of the building from Cutler Street



Aerial view of the site

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Luis Olmo	<b>PROJECT DESCRIPTION:</b>	The petitioner is requesting to rezone the subject lot from R-3 to R-4
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3562 Rezoning from R-3 to R-4		
<b>PROJECT LOCATION:</b>	748 Atwells Ave R-3 zoning district AP 62 Lot 212	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Olneyville	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The petitioner is requesting a rezoning of the subject property from R-3 to R-4. The lot is used as a three family dwelling and the rezoning is being requested to allow for an additional basement unit. The lot is located on Atwells Ave, which is zoned R-3. However, a mix of uses including small scale commercial and housing of varying densities can be observed on this portion on both sides of the street. Per the future land use map of the comprehensive plan, this area is intended for medium density residential development which is characterized by one to three family dwellings with multifamily and small neighborhood commercial uses also present. The rezoning to R-4 would conform to this description as the neighborhood's character follows the plan's intent.

During a site visit, the DPD observed that the rear yard was unevenly paved with some vehicles parked on the grass behind the pavement. It is the DPD's opinion that the applicant should improve the site to bring it into closer conformance with the requirements of the R-4 zone. The applicant should fence off the paved parking area to delineate it from the rear of the house and to prevent parking on the grass. This would also allow the applicant to meet the canopy coverage requirement by making a planting in the rear yard.

Rezoning the lot would be appropriate given the zoning and proposed use as the site will conform to the R-4 zoning requirements. 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 recommend approval of the proposed zone change to the City Council subject to the following conditions:

1. The applicant shall fence off the parking area to separate it from the dwelling prior to the public hearing for this item.
2. The applicant shall meet the canopy coverage requirement under the supervision of the City Forester.