

Providence City Plan Commission

December 12, 2023



AGENDA ITEM 3 ■ ZONING CHANGES



99 Depasquale, 242 Federal, 93 Knight, 141 Penn Street



135, 155, 157 Ridge Street

Aerial view of lots to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Vicioso Homes LLC	PROJECT DESCRIPTION:	The petitioner is requesting to rezone 99 Depasquale Ave, 242 Federal St, 93 Knight St, 141 Penn St, 135 Ridge St (AP 28 lots 787 and 843 and AP 33 Lots 51, 197 and 406) from R-3 to R-4 and 155 and 157 Ridge Street (AP 33 Lots 399 and 400) from M-MU 75 to R-4
CASE NO./ PROJECT TYPE:	CPC Referral 3563 Rezoning from R-3 and M-MU 75 to R-4	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
PROJECT LOCATION:	Various—see description R-3 and M-MU 75 zoning district	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Lower South Providence		

Discussion

The petitioner is requesting a rezoning of 99 Depasquale Ave, 242 Federal St, 93 Knight St, 141 Penn St, 135 Ridge St (AP 28 lots 787 and 843 and AP 33 Lots 51, 197 and 406) from R-3 to R-4 and 155 and 157 Ridge Street (AP 33 Lots 399 and 400) from M-MU 75 to R-4.

When reviewing requests for zone changes to R-4, the DPD reviews the appropriateness of the change based on a number of factors including conformance with the future land use map, the character of the surrounding neighborhood and existing use of the property. AP 28 lots 787 and 843 and AP 33 Lots 51, 197 and 406 are zoned R-3 and located under the medium density residential development designation of the future land use map of the comprehensive plan. The plan describes these areas as those characterized by two or three family dwellings with multifamily dwellings. Of these lots, all are vacant except for 99 Depasquale, which is occupied by a multifamily dwelling. The character of the area surrounding the lots conforms to this description with a number of multifamily dwellings observed in the vicinity of the subject lots in addition to less dense development.

The lots at 155 and 157 Ridge Street are occupied by multifamily dwellings, zoned M-MU 75, and directly adjacent to the R-4 zone to the east. The lots are intended for business/mixed use development which also includes multifamily development. As multifamily development is permitted in both zones, it would be appropriate to rezone the lots to R-4 given what currently exists and the proximity of the R-4 zone.

The neighborhood's character and the future land use map support the proposed changes. However, it is the DPD's opinion that the zoning change should not be moved forward to public hearing until plans for developing the vacant lots are submitted. This would ensure that development can be reviewed for conformance with the zoning ordinance, the neighborhood's character, and the comprehensive plan.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC recommend approval of the proposed zone changes to the City Council subject to the following condition:

The changes shall not move forward to public hearing until compliant plans are submitted and reviewed by the DPD.