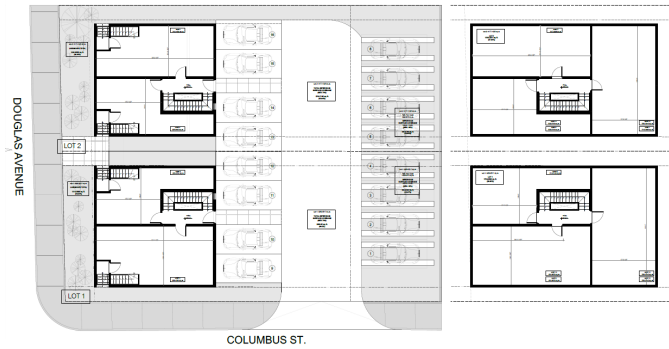


# Providence City Plan Commission

January 16, 2024



## AGENDA ITEM 4 ■ 171 ADMIRAL STREET



View of lot and proposed plan

Aerial view of lot to be rezoned

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	LRV Properties LLC	<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 3566 Rezoning from R-3 to R-4		
<b>PROJECT LOCATION:</b>	171 Admiral Street AP 76 Lot 425 R-3 zoning district	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Wanskuck	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The petitioner is requesting a rezoning of 171 Admiral Street (AP 76 Lot 425) from R-3 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. The lot is located under the medium density residential land use designation which the plan describes as areas characterized by one to three family dwellings with multifamily dwellings observed in certain areas. The character of the surrounding area conforms to this description with a number of multifamily dwellings observed in proximity.

The lot is currently vacant. Given the neighborhood's character, it would be appropriate to rezone the lot to R-4. The applicant is proposing to construct a three-story eight unit dwelling, which will be subject to administrative review. A similar plan has been approved for the R-4 zone.

The neighborhood's character and the future land use map support the proposed change. A development that conforms to the R-4 zone is not expected to negatively affect health, safety and welfare and would be consistent with 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.