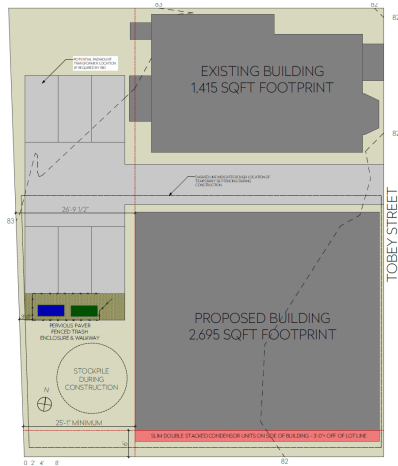


Providence City Plan Commission

January 16, 2024



AGENDA ITEM 5 ■ 125 TOBEY STREET



Proposed rendering and site plan

View from Tobey Street and aerial view of lot to be rezoned

OVERVIEW

OWNER/ APPLICANT:	Tobey Street LLC	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lot from R-3 to R-4
CASE NO./ PROJECT TYPE:	CPC Referral 3567 Rezoning from R-3 to R-4		
PROJECT LOCATION:	125 Tobey Street AP 35 Lot 555 R-3 zoning district	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Federal Hill	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of 125 Tobey Street (AP 35 Lot 555) from R-3 to R-4. It is located adjacent to the C-2 zone to the south and the R-P zone to the east.

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. Per the future land use map, which is not intended for parcel level analysis, 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 and multifamily dwellings. The character of the area surrounding the lot and the proximity of the neighborhood commercial designation where multifamily development is encouraged, conforms to this description with similarly massed multifamily dwellings observed in the vicinity.

The subject lot measures approximately 8,456 SF and is occupied by a two family dwelling. The change is being requested to allow for construction of a second building composed of three-stories and 14 dwelling units, which will be subject to administrative review if the zoning change is approved. Given the neighborhood's makeup, it is the DPD's opinion that it would be appropriate to rezone the lot to R-4 to allow for the proposed development. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing.

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.