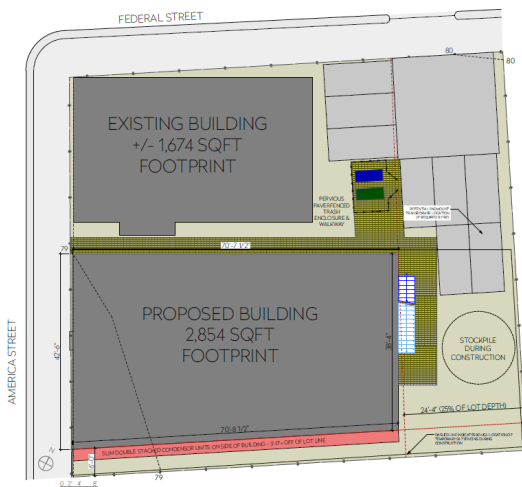
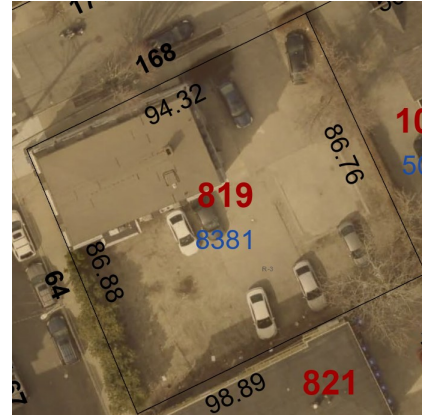


Providence City Plan Commission

January 16, 2024



AGENDA ITEM 7 ■ 64 AMERICA STREET



Proposed rendering and site plan

Aerial view of lot and view from America Street

OVERVIEW

OWNER/ APPLICANT:	Providence Growth 2019 Fund Holdings LLC	PROJECT DESCRIPTION:	The petitioner is requesting to rezone the subject lot from R-3 to R-4
CASE NO./ PROJECT TYPE:	CPC Referral 3569 Rezoning from R-3 to R-4		
PROJECT LOCATION:	64 America Street AP 28 Lot 819 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 64 America Street (AP 28 Lot 819) from R-3 to R-4. The lot measures approximately 8,381 SF and is occupied by a three family dwelling. The rezoning is being requested to allow for a second apartment building on the lot.

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, the design of the proposed plans, 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 surrounding area conforms to this description with a number of multifamily dwellings observed in proximity.

The applicant has submitted plans for a four-story, 26 unit dwelling, which will be subject to administrative review if the zone 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 to the City Council.