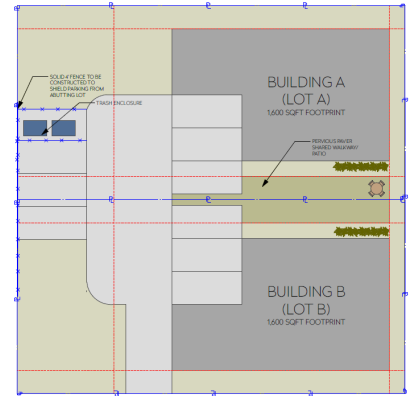
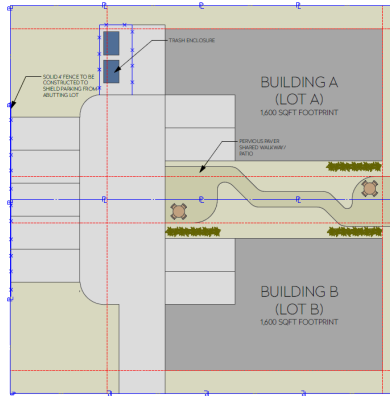


Providence City Plan Commission

April 16, 2024



AGENDA ITEM 5 ■ 176 GANO AND 36 AMY STREET



Renderings of proposal and view from lot

Aerial view of lot to be rezoned and site plan

OVERVIEW

OWNER/ APPLICANT:	John Edward Quattrochi	PROJECT DESCRIPTION:	The petitioner is requesting a rezoning of the subject lots from R-3 to R-4
CASE NO./ PROJECT TYPE:	CPC Referral 3575 Rezoning from R-3 to R-4		
PROJECT LOCATION:	176 Gano and 38 Amy Street AP 14 Lot 193 and 194 R-3 zoning district	RECOMMENDATION:	Advise City Council to approve the proposed zoning change
NEIGHBORHOOD:	Fox Point	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting a rezoning of 176 Gano Street and 38 Amy Street (AP 14 Lots 193 and 194) 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. Both lots are vacant and located under the medium density residential land use designation which the plan describes as areas characterized by one to three family dwellings with multifamily development.

The applicant is proposing to construct two three-story, 10 unit dwellings, which are permitted by right in the R-4 zone and will be subject to administrative review as a minor land development project. The neighborhood's character is heavily influenced by Gano Street, which is a busy thoroughfare with a number of multifamily dwellings. It is the DPD's opinion that it would be appropriate to rezone the lot to R-4 to accommodate the intended development.

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.