

Providence City Plan Commission

December 16, 2025



AGENDA ITEM 3 ■ REVISION OF DEVELOPMENT REVIEW REGULATIONS

OVERVIEW

PROPONENT:	Dept. of Planning and Development (DPD)	PROJECT DESCRIPTION:	Update to the Commission's Development Review Regulations
CASE NO./PROJECT TYPE:	Development Review Regulations Amendment	RECOMMENDATION:	Approval of the amendment to the regulations

Discussion

The City Plan Commission's (CPC) Land Development and Subdivision Review Regulations (hereinafter regulations) are being amended to ensure consistency with changes to state law pertaining to review of subdivisions and land development projects. In addition, these changes include corrections, clarifications, revised project checklists and new procedures for subdivisions. The revision is intended to ensure consistency with state law, better organize the document, correct technical and clerical errors, provide clarity to definitions and update the checklist requirements. The changes include provisions for oversized lot subdivisions and a new procedure for lot mergers that in some cases will not require a survey. The changes include clarifications to administering Development Plan Review and updated project checklists that clarify submission requirements for various projects.

CONSISTENCY WITH COMPREHENSIVE PLAN

Based on the foregoing discussion, it is the DPD's opinion that the revision is in conformance with *The Providence Comprehensive Plan*, as it conforms to the following Objectives:

- Built Environment BE 1: Promote a culture of high quality architecture, construction and urban design.
- Economic Development ED 2 strategy D: Simplify planning and permitting processes to ensure that projects that are in compliance with city regulations can move quickly to implementation.
- Objective H 2: Produce new housing for all.
- Land Use LU 2: Direct Growth to areas well suited for larger scale development and high-density housing.
- Land Use LU 3: Manage growth in residential areas.

The revision is consistent with the *Providence Comprehensive Plan* as it clarifies guidelines for development, specifies regulations and aims to improve the built environment. This would ensure predictability and clarity for the development review process.

CONSISTENCY WITH THE ZONING ORDINANCE

The revision is consistent with Section 101 of the Zoning Ordinance by conforming to the following Objectives:

- Providing for a range of uses and intensities of use appropriate to the character of the City and reflecting current and expected future needs.
- Providing for orderly growth and development which recognizes:
 1. The goals and patterns of land use contained in the Comprehensive Plan.
 2. The natural characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface or groundwater pollution.
 3. The values and dynamic nature of coastal and freshwater ponds, the shoreline, and freshwater and coastal wetlands.
 4. The values of unique or valuable natural resources and features.
 5. The availability and capacity of existing and planned public and/or private services and facilities.
 6. The need to shape and balance urban and rural development.
 7. The use of innovative development regulations and techniques.
- Promoting a high level of quality in design in the development of private and public facilities.
- Promoting implementation of the Comprehensive Plan.
- Providing for efficient review of development proposals, to clarify and expedite the zoning approval process.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC approve and adopt the amendment to the Development Review Regulations finding conformance with the zoning ordinance and comprehensive plan.