

# Providence City Plan Commission

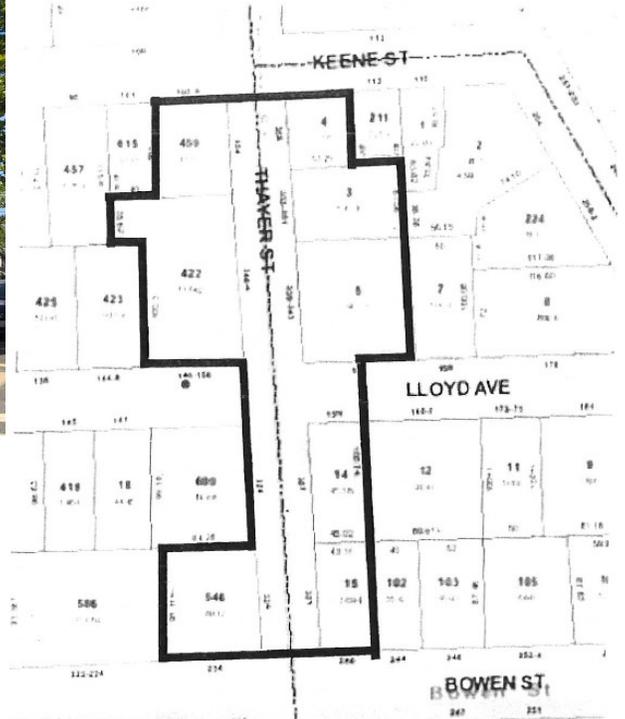
June 19, 2018



## AGENDA ITEM 3 ■ 150 LLOYD AVE



A view of the building at 150 Lloyd Ave from Thayer Street



A map of the lots to be rezoned

### OVERVIEW

<b>OWNER/APPLICANT:</b>	Jeffrey Padwa	<b>PROJECT DESCRIPTION:</b>	The applicant is petitioning to rezone 150 Lloyd Ave, 324 and 354 Thayer Street from R-1 to R-4 and 321, 324, 354 and 343-355 Thayer Street from R-3 to R-4 which would permit multifamily development.
<b>CASE NO./PROJECT TYPE:</b>	CPC Referral 3434 Rezoning from R-1 to R-4 and R-3 to R-4	<b>RECOMMENDATION:</b>	Advise City Council to approve changing the zoning for 150 Lloyd Ave. to R-3
<b>PROJECT LOCATION:</b>	150 Lloyd Ave R-1 and R-3 zone under Historic District overlay	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	College Hill		

## Discussion

The petitioner is requesting that the city rezone AP 10 Lots 422, 459 and 546 (150 Lloyd Ave, 354 and 324 Thayer Street) from R-1 to R-4 and AP 13 Lots 3, 4, 5, 14 and 15 (343-355, 321 and 327 Thayer Street) from R-3 to R-4. The properties are located on the east and west sides of Thayer Street and are residential in nature. The reason for this request is so that the prospective owner of 150 Lloyd Ave. can renovate the existing house on the property into three dwelling units and build a seven-unit apartment building on the vacant land to the north of the building, for a total of 10 units. Under current conditions, without any zoning change, the legal use of the existing building at 150 Lloyd is two doctors' offices and two dwelling units (through a variance). The lot is big enough so that the vacant land to the north of the parcel could be subdivided off for an additional single-family dwelling.

The rezoning to R-4 for this lot, which contains 11,662 sq. ft., will allow for a total of 9 units of housing at the permitted 1,200 sq. ft. of land per dwelling unit. However, it is possible, through a process called administrative modification, where the Director of Inspection and Standards may modify a dimensional regulation not to exceed 10%, to achieve the 10 units proposed.

Per the Future Land Use Map of Providence Tomorrow, the Comprehensive Plan, this area is on the border of two land use designations: Single Family Residential west of Thayer St. and Medium Density Residential east of Thayer St. The comprehensive plan states that Single Family Residential areas "are characterized by one-family dwellings in detached structures on separate lots." This designation forms the basis for the single-family R-1 and R-1A zones. The plan states that Medium Density Residential areas "are characterized by one- to three-family dwellings and multi-family dwellings on separate lots." This designation can justify R-1, R-1A, R-2, R-3 and R-4 zones.

It should be noted that the future land use map is not intended for parcel level analysis, and the DPD and CPC have often considered the lines between land use designations not to be precise like zoning boundary lines. It is common, where land use designations meet, for a zone on one side of a street to be pulled over to the other side of the street to encompass one or more properties. The Future Land Use Map is meant to have this kind of flexibility.

The comprehensive plan justifies rezoning land east of Thayer St. in the Medium Density Residential area from R-3 to R-4. It can also be interpreted to allow for rezoning land fronting on the west side of Thayer St. within the Single Family Residential area from R-1 to R-3. However, the DPD is of the opinion that rezoning the R-1 land to R-4 is too much of a stretch to be consistent with the plan. The proposed zoning change, combined with the necessity to seek an administrative modification to achieve the 10 units desired by the petitioner, would clearly result in residential density at 150 Lloyd that is significantly higher than what is contemplated by the comprehensive plan.

While we object to the petition as currently written, it is the DPDs opinion that rezoning 150 Lloyd from R-1 to R-3 would be consistent with the comprehensive plan as noted above. If the lot were to be subdivided into two lots, this would allow for a total of three units in the existing house. The vacant land could accommodate three additional units in a new building, or potentially up to four units in a rowhouse development.

## Recommendation

The DPD recommends that the CPC advise the City Council not to approve the subject petition because it is inconsistent with the comprehensive plan. However, the CPC should advise that a zoning change from R-1 to R-3 for 150 Lloyd Ave. would be consistent with the Comprehensive Plan.