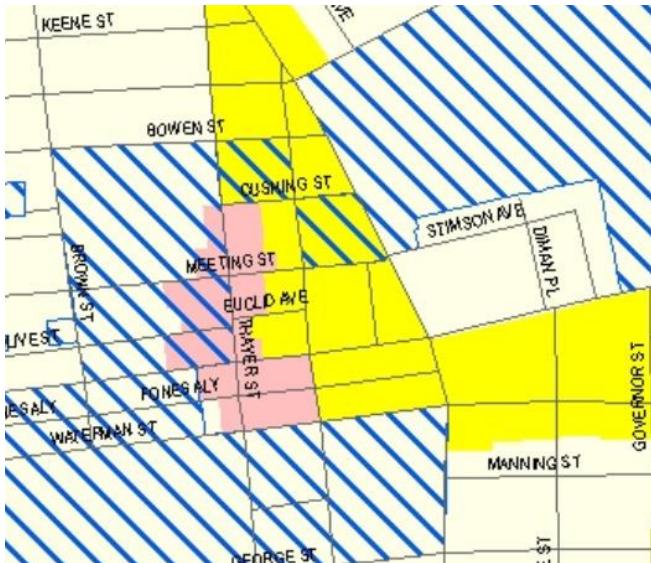


Providence City Plan Commission

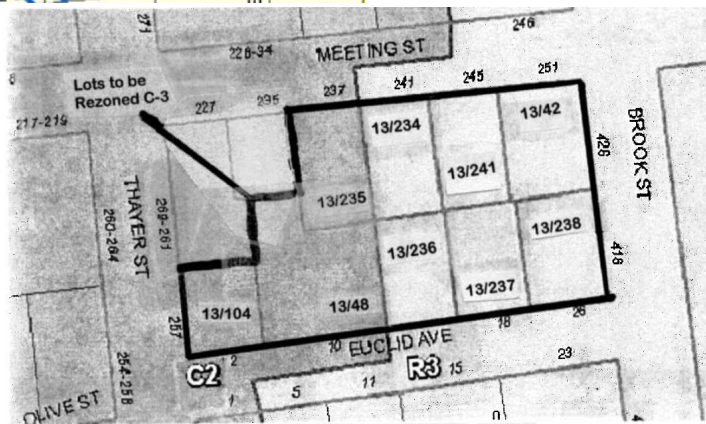
April 24, 2012



AGENDA ITEM 5 & 6 ■ CHANGE TO FUTURE LAND USE MAP AND CHANGE TO ZONING ORDINANCE



- Legend**
(See plan for description of districts)
- Greenway
 - Institutional
 - Jobs District
 - Single Family Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Neighborhood Commercial/Mixed Use
 - General Commercial/Mixed Use
 - Downtown/Mixed Use
 - Business/Mixed Use
 - Waterfront Mixed Use/Neighborhood
 - Waterfront Mixed Use/General
 - Waterfront/Port
 - Public Space/Open Space
 - Conservation



Right: Area proposed for rezoning to C-3

Top right: A view of the current future land use map with key

Above Left: A portion of Meeting Street included in the proposed changes

OVERVIEW

OWNER/APPLICANT:	Gilbane Development Company	PROJECT DESCRIPTION:	The petitioner is requesting that the Future Land Use Map of <i>Providence Tomorrow: The Interim Comprehensive Plan</i> be amended to include the area bounded by Cushing, Hope Angell and Thayer Street into the Neighborhood Commercial land use designation. An amendment to the Zoning Ordinance to create a new zone for higher density development is also proposed.
CASE NO./PROJECT TYPE:	CPC Referral 3346 and 3347 Change land use designation of certain area on Future Land Use Map of the Comprehensive Plan Amend Zoning Ordinance to create new C-3 zone		
PROJECT LOCATION:	Area bounded by Cushing, Hope Angell and Thayer Street	RECOMMENDATION:	Recommend that the CPC conduct a public hearing on the proposed changes
NEIGHBORHOOD:	College Hill	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The Future Land Use Map of *Providence Tomorrow: The Interim Comprehensive Plan* outlines the projected pattern of development in the City intended to achieve the City's development goals of sustaining Providence's quality of life, ensuring the stability of neighborhoods, promoting a balance of land uses and a high quality of life. A future land use map designation indicates development suited for a particular parcel of land and compatibility with surrounding land uses. Land use designations are the basis of the zoning map.

The petitioner is requesting that the Future Land Use Map be changed by extending the Neighborhood Commercial (NC) land use designation to include the area bounded by Cushing, Hope, Angell and Thayer Street. The NC land use designation within this specified area currently includes the length of Thayer Street between Cushing and Angell Street and extends slightly eastward from Thayer Street. The petition intends to extend this designation eastward to Hope Street changing the designation of land within this area from medium density residential to NC.

The Comprehensive Plan describes the Medium Density Residential designation as one that has one to three family dwellings with heights that vary from one to three stories on lots between 3,200 and 5,000 SF. The NC designation is intended for traditional pedestrian oriented development that serves local neighborhood needs for convenience retail, services, professional offices and housing. Residential uses are encouraged. Meeting Street has pedestrian accessible businesses like an ice cream parlor, copy shop and smoking establishment that operate from mixed use buildings with residences. Similarly, there are businesses like a tattoo parlor in a mixed use building on the portion of Angell Street between Thayer and Brook Street. Some businesses in this area operate as a result of variances granted by the Zoning Board of Review.

The applicant is concurrently seeking a change to the zoning map to create a new zone—C-3—intended for high density, mixed use development in areas that are accessible to pedestrians and public transit. The applicant intends to rezone lots 104, 48 and 235 from C-2 to C-3 and lots 234-238, 241 and 42 from R-3 to C-3. All lots are located on Plat 13. The proposed definition for the zone is:

C-3 - High Density Residential Mixed Use - This zone is intended for mixed use development in pedestrian and public transit oriented areas that support high density residential and neighborhood scale commercial uses.

Introduction of the new zone entails changes to the Zoning Ordinance that include a new zone definition in Section 101, changes to the use table in Section 303 and dimensional regulations of Section 305 applicable to the C-3 zone. The petition also includes a change to Section 708.3, size of required loading spaces, where the requirement for loading spaces would be waived if loading space can be provided within a building. The proposed changes are listed on the submitted petition.

A change to the future land use map is necessary before a zone change can be considered. As it stands, the medium density residential designation of most of the parcels within the area proposed for change indicates that it is not intended for commercial or mixed use development.

The change to the land use map and zoning ordinance requires consideration of a number of factors like the type of development that would be suitable and the effects of potential development on neighboring property. The NC land use designation and proposed subsequent rezoning to C-3 would permit development that is denser than what currently exists and would be of a greater scale and mass than what is currently permitted.

A public discussion that takes into account the effects of the proposed changes should occur before the CPC makes a recommendation on the petitions.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC schedule a public hearing to gather public input and discuss the proposed changes to the Comprehensive Plan and Zoning Ordinance.