

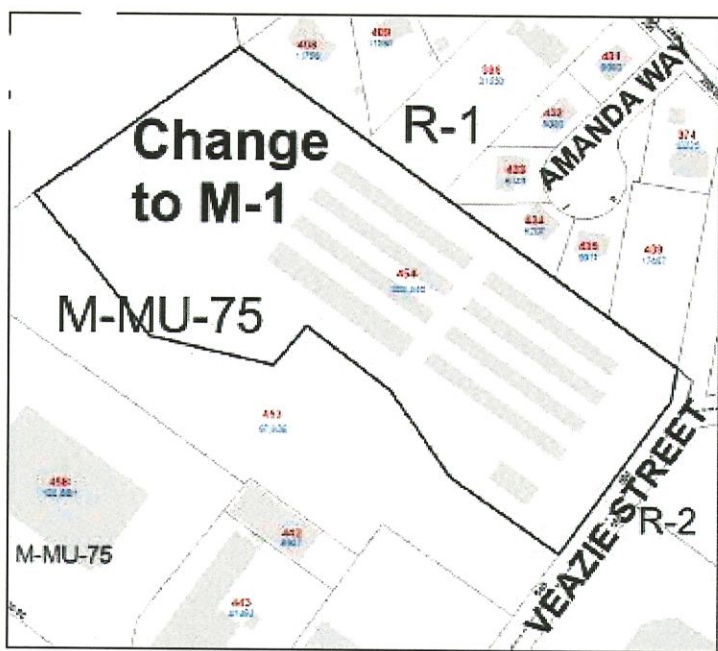
CHAPTER 2022-64

No. 406 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE ZONING DISTRICT ON THE OFFICIAL ZONING MAP FOR THE PROPERTY LOCATED ON ASSESSOR'S PLAT 78, LOT 454 (550 VEAZIE STREET), FROM M-MU-75 TO M-1

Approved December 8, 2022

*Be it ordained by the City of Providence:*

SECTION 1. Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance," Approved November 24, 2014, As Amended, is hereby further amended by changing the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 78, Lot 454 (550 Veazie Street), from M-MU-75 to M-1. This zoning change is subject to the condition that a compassion center is prohibited.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
NOV 17 2022  
FIRST READING  
READ AND PASSED  
*Jina L. Mastrosanni* CLERK  
ACTING

IN CITY COUNCIL  
DEC 01 2022  
FINAL READING  
READ AND PASSED  
*John J. Iglizzi* PRESIDENT  
*Jina L. Mastrosanni* CLERK  
ACTING

I HEREBY APPROVE.

*[Signature]*  
\_\_\_\_\_  
Mayor  
Date: *12/8/22*

**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

BFG MA RI LLC hereby petitions the City Council to change the official Zoning Map of the City of Providence by changing the zoning district designation for the property located at 550 Veazie Street, Assessor's Plat 78, Lot 454, from M-MU-75 to M-1, as shown on the accompanying map.

BFG MA RI LLC

By:

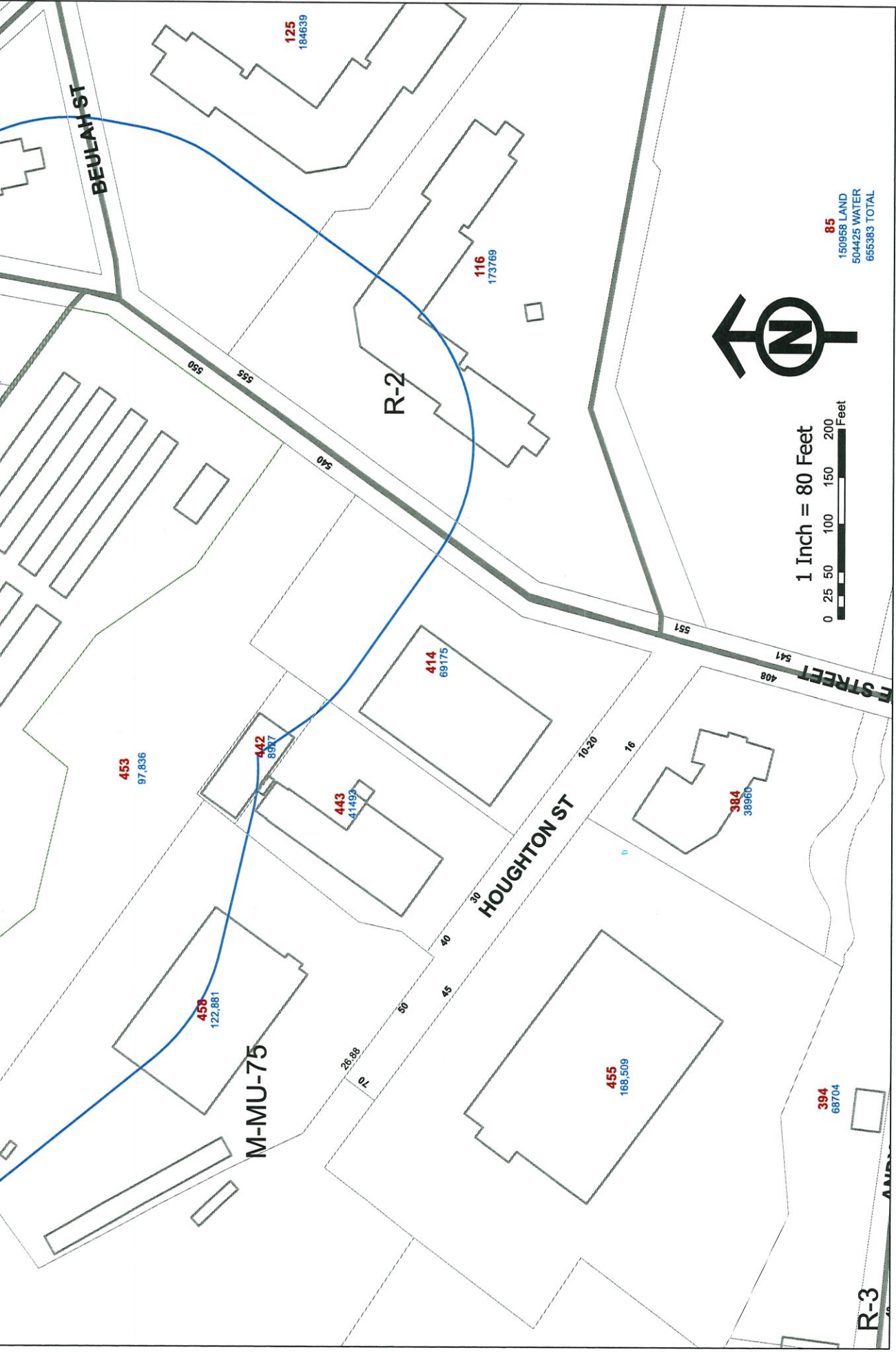
  
Kelley Morris Salvatore, Esquire  
Its Attorney













KELLEY MORRIS SALVATORE, ESQ.  
KMORRIS@DARROWEVERETT.COM

**PROVIDENCE:**  
One Turks Head Place  
Suite 1200  
Providence, RI 02903  
tel: (401) 453-1200  
fax: (401) 453-1201

August 29, 2022

VIA HAND DELIVERY

Tina L. Mastroianni, City Clerk  
City of Providence  
City Hall  
25 Dorrance Street, Room 311  
Providence, RI 02903

Re: Petition to City Council for Zone Change  
BFG MA RI LLC  
Assessor's Plat 78, Lot 454

Madame Clerk:

Enclosed are two sets of mailing labels and radius map for this pending Petition for Zone Change.

Please let me know if you require any additional information.

Very truly yours,



Kelley Morris Salvatore

(3515-001 Letter to City Clerk 8/29/2022.1)





City Plan Commission  
Jorge O. Elorza, Mayor

October 3, 2022

Councilman Nicholas Narducci  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Tina Mastroianni, Acting City Clerk

Re: Referral 3526 – Petition to rezone 550 Veazie Street (AP 78 Lot 454) from M-MU 75 to M-1

Petitioner: BFG MA RI LLC

Dear Chairman Narducci,

The petitioner is requesting a rezoning of the subject lot from M-MU 75 to M-1. It is occupied by a self-storage facility that operates through a variance granted by the zoning board of review. The applicant is requesting the rezoning to allow for expansion of the facility and to render the existing use conforming.

#### FINDINGS OF FACT

The neighborhood's character is defined by a mix of uses including commercial uses and multifamily housing. Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is intended to be one intended for business/mixed use development which the plan describes as areas intended for the expansion of business and commercial uses. The rezoning would conform to this description by allowing the use to operate by right, and allowing for its expansion. As the use has been in operation for a number of years, the CPC found that the rezoning would be consistent with the intent of the comprehensive plan. Based on plans provided, an expansion of approximately 3,700 SF is proposed which is not expected to affect neighborhood character or surrounding property.

In reviewing the change, the CPC found that a rezoning to M-1 could allow for some uses like a compassion center, that are incompatible with the surrounding community, and recommended that they be prohibited.

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
[www.providenceri.com](http://www.providenceri.com)

Given the current use of the site, the CPC found that the zone change to M-1 would be appropriate as it would allow for a continuation of the use by right. The rezoning is not expected to negatively affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

**RECOMMENDATION**

On a motion by Commissioner Potter, seconded by Commissioner Cordero, the CPC voted to recommend that the City Council approve the proposed zone change to M-1 finding it to be in conformance with the zoning ordinance and comprehensive plan and subject to the following condition:

A footnote should be added to the map prohibiting use as a compassion center.

The CPC voted as follows:

Aye: C. Potter, M. Cordero, H. Bilodeau, N. Sanchez, M. Gazdacko

Sincerely,



Choyon Manjrekar  
Administrative Officer