

CHAPTER 2022-61

No. 403

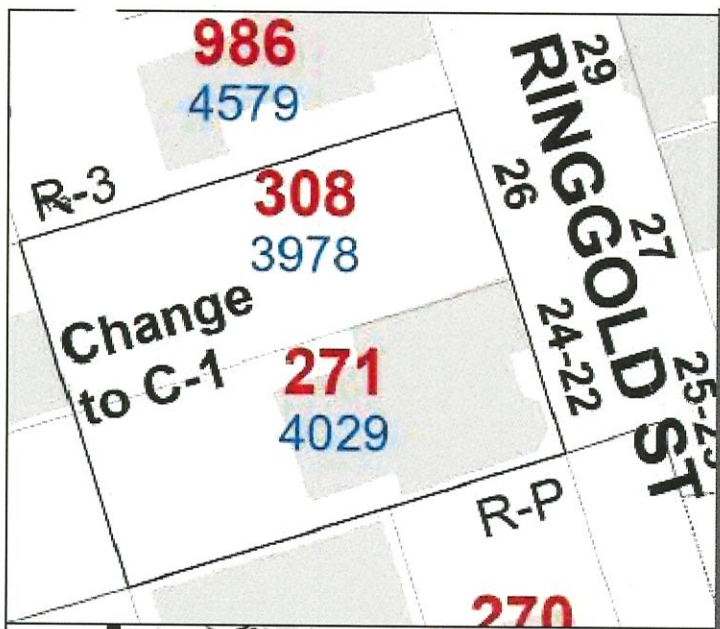
AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE ZONING DISTRICT ON THE OFFICIAL ZONING MAP FOR THE PROPERTY LOCATED ON ASSESSOR'S PLAT 28, LOT 271 (22 RINGGOLD STREET), FROM R-3 TO C-1, WITH RESTRICTIONS

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 28, Lot 271 (22 Ringgold Street), from R-3 to C-1, with restrictions as follows:

- Residential uses only
- Limited to two-family, three-family, or multi-family dwellings
- Notwithstanding the commercial zoning, the property is subject to the noise regulations of the Code of Ordinances for residential zones



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
NOV 17 2022
FIRST READING
READ AND PASSED

Tina L. Mastrosianni CLERK
ACTING

IN CITY
COUNCIL
DEC 01 2022
FINAL READING
READ AND PASSED

Tina L. Mastrosianni ACTING CLERK
JOHN J. IGLIOZZI, PRESIDENT

I HEREBY APPROVE.

[Signature] Mayor

Date: 12/8/22

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

I, **Dylan Conley**, by and through and with the permission of **Kalisbek K Malikov**, hereby petition 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:

26 Ringgold Street
Plat 20, Lot 308

22 Ringgold Street
Plat 28, Lot 271

and shown on the accompanying map¹ **Attached below as Exhibit 1**, from **[R-3]** to **[C-1* with restrictions]**
as follows:

- **Residential uses only**
- **Limited to two-family, three-family, or multi-family dwellings**
- **Seven (7) housing units shall be designated workforce housing subject to the annual rent-cap restriction set by Rhode Island Housing for 120% Area Median Income**

The Rhode Island Housing 2021 income and Rent Chart is attached hereto as **Exhibit 2**.

Further attached hereto is **Exhibit 3**: are two (2) sets of mailing labels with the names and addresses of all property owners within two hundred feet (200') of the property.

Signature: /s/ Dylan Conley
Name: Dylan Conley, Esq. #8969
Title: Attorney, on behalf of **Petitioner**
Telephone No.: (401) 415-9835
Email Address: DConley@wjclaw.com

¹ The Map includes:
a) Existing and proposed boundaries
b) Zoning district boundaries
c) Existing streets, roads, and their names
d) City and Town Boundaries where visible

Exhibit 1



2021 Income and Rent Chart - Providence MSA

Household Size	30% AMI	50% AMI	60% AMI	80% AMI	100%	120%
1	\$18,180	\$30,300	\$39,360	\$48,480	\$60,600	\$72,720
2	\$20,760	\$34,600	\$41,520	\$55,360	\$69,200	\$83,040
3	\$23,370	\$38,950	\$46,740	\$62,320	\$77,900	\$93,480
4	\$29,950	\$43,250	\$51,900	\$69,200	\$86,500	\$103,800
5	\$28,050	\$46,750	\$56,100	\$74,800	\$93,500	\$112,200
6	\$30,150	\$50,200	\$60,240	\$80,320	\$100,400	\$120,480

Income Group	Efficiency	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
30% AMI	\$454	\$486	\$584	\$675	\$753
50% AMI	\$757	\$811	\$973	\$1,125	\$1,255
60% AMI	\$909	\$973	\$1,168	\$1,350	\$1,506
80% AMI	\$1,212	\$1,298	\$1,558	\$1,800	\$2,008
100% AMI	\$1,515	\$1,730	\$1,947	\$2,162	\$2,337
120% AMI	\$1,818	\$2,076	\$2,337	\$2,595	\$2,805
HUD FMR	\$848	\$955	\$1,148	\$1,428	\$1,714

2021 Income and Rent Chart - Newport County: Newport, Middletown, Portsmouth

Household Size	30% AMI	50% AMI	60% AMI	80% AMI	100%	120%
1	\$22,230	\$37,050	\$44,460	\$89,280	\$74,100	\$88,920
2	\$25,410	\$42,350	\$50,820	\$67,760	\$84,700	\$101,640
3	\$28,590	\$47,650	\$57,180	\$76,240	\$95,300	\$114,360
4	\$31,740	\$52,900	\$63,480	\$84,640	\$105,800	\$126,960
5	\$34,290	\$57,150	\$68,580	\$91,440	\$114,300	\$137,160
6	\$36,840	\$61,400	\$73,680	\$98,240	\$122,800	\$147,360

Income Group	Efficiency	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
30% AMI	\$555	\$595	\$714	\$825	\$921
50% AMI	\$926	\$992	\$1,191	\$1,375	\$1,535
60% AMI	\$1,111	\$1,191	\$1,429	\$1,650	\$1,842
80% AMI	\$1,482	\$1,588	\$1,906	\$2,201	\$2,456
100% AMI	\$1,852	\$2,117	\$2,382	\$2,645	\$2,857
120% AMI	\$2,223	\$2,541	\$2,859	\$3,174	\$3,429
HUD FMR	\$1,027	\$1,157	\$1,502	\$2,122	\$2,601

2021 Income and Rent Chart - Washington County/New Shoreham

Household Size	30% AMI	50% AMI	60% AMI	80% AMI	100%	120%
1	\$19,710	\$32,850	\$39,420	\$52,560	\$65,700	\$78,840
2	\$22,530	\$37,550	\$45,060	\$60,080	\$75,100	\$90,120
3	\$25,350	\$42,250	\$50,700	\$67,600	\$84,500	\$101,400
4	\$28,140	\$46,900	\$56,280	\$75,040	\$93,800	\$112,560
5	\$30,420	\$50,700	\$60,840	\$81,120	\$101,400	\$121,680
6	\$32,670	\$54,450	\$65,340	\$87,120	\$108,900	\$130,680

Income Group	Efficiency	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
30% AMI	\$492	\$528	\$633	\$732	\$816
50% AMI	\$821	\$880	\$1,056	\$1,220	\$1,361
60% AMI	\$985	\$1,056	\$1,267	\$1,464	\$1,633
80% AMI	\$1,314	\$1,408	\$1,690	\$1,952	\$2,178
100% AMI	\$1,642	\$1,877	\$2,112	\$2,345	\$2,535
120% AMI	\$1,971	\$2,253	\$2,535	\$2,814	\$3,042
HUD FMR	\$927	\$933	\$1,176	\$1,645	\$1,836



City Plan Commission
Jorge O. Elorza, Mayor

September 21, 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 3515 – Petition to rezone 22-26 Ringgold Street (22 Ringgold—AP 28 Lot 271,
26 Ringgold—AP 20 Lot 308) from R-3 to C-1**

Petitioner: Kalisbek Malikov

Dear Chairman Narducci,

The petitioner requested a rezoning of 22-26 Ringgold Street from R-3 to C-1 with uses limited to two family, three family and multifamily housing. The site is currently composed of two lots, with lot 271 occupied by an existing multifamily dwelling. The zone change is being requested to allow for multifamily development on the vacant portion of the lot once both are merged, and to render the existing building conforming.

FINDINGS OF FACT

The lots are zoned R-3 but located adjacent to the C-1 and R-P zones to the south which allow for more density than the R-3 zone. The neighborhood's character is primarily residential based on the development on Ringgold Street, which includes multifamily development. Given the neighborhood's character, the CPC found that rezoning the lots to R-4 would be more appropriate as it is designed to accommodate multifamily development and increased density where appropriate. The change to R-4 would be more appropriate than rezoning to C-1 with restrictions that would require footnotes on the zoning map. The CPC found that the change to R-4 is not expected to have a negative effect on neighborhood character or surrounding property given the presence of multifamily housing and commercial development in proximity.

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 where neighborhood commercial

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

and medium density residential uses are located in proximity. The plan encourages high density residential development around areas of change like Broadway. The property is located in an area where neighborhood commercial development—which includes high density residential development—is intended alongside medium density residential development. The CPC found that the rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of housing.

Based on the foregoing discussion, rezoning the lot to R-4 would be appropriate given the character of the surroundings, the current zoning and the proposed use. Development of incompatible commercial uses would be prevented as uses will be limited to housing. It is the DPD's opinion that 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 Bilodeau, seconded by Commissioner Potter, the CPC voted to recommend that the City Council rezone the subject lots to R-4, finding that it would be appropriate for this site, and in conformance with the zoning ordinance and comprehensive plan.

The CPC also recommends that the Council adopt the proposed changes to the R-4 zone when amending the zoning ordinance.

The CPC voted as follows:

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

Sincerely,

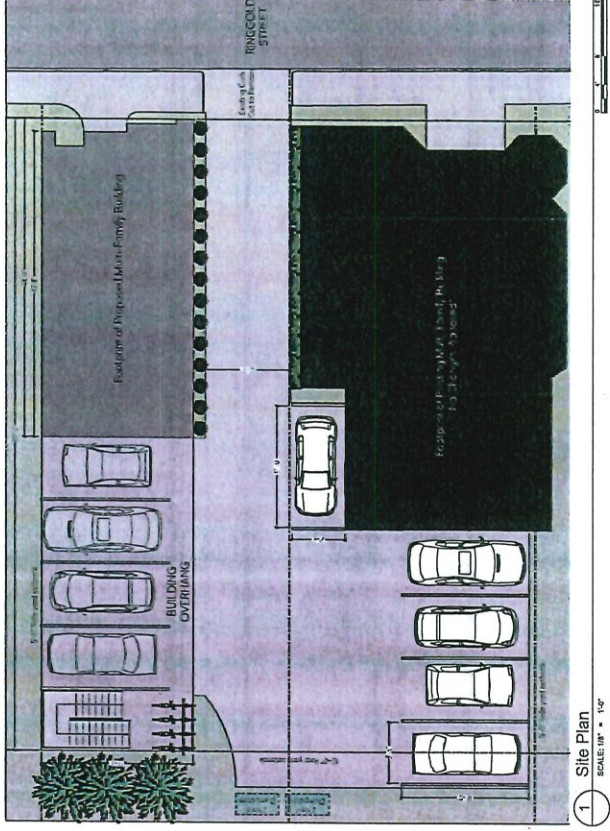
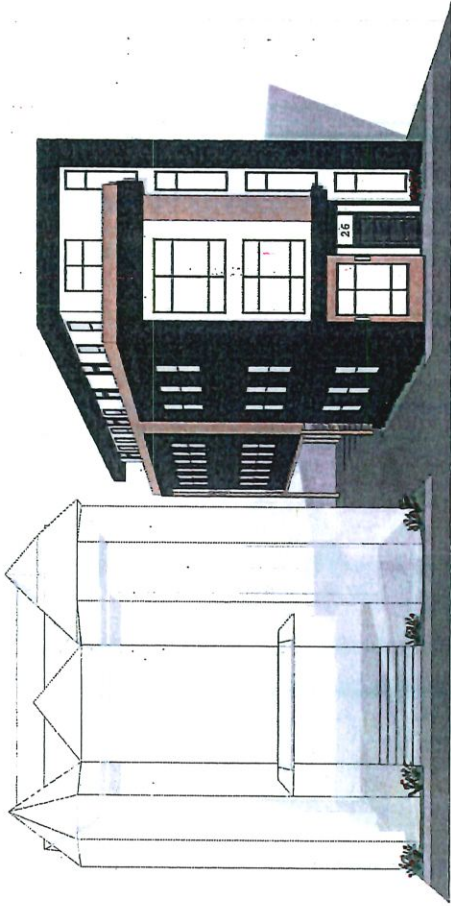


Choyon Manjrekar
Administrative Officer

26 Ringgold Street
Providence, RI 02903
Plat: 28 Lot: 308
4 Proposed Parking Spaces
10 Proposed Units

Story	Unit Type	SQFT
Level 1	2 Bed / 1 Bath	720
Level 2	Studio	350
Level 2	1 Bed / 1 Bath	550
Level 2	2 Bed / 1 Bath	720
Level 3	Studio	350
Level 3	1 Bed / 1 Bath	550
Level 3	1 Bed / 1 Bath	720
Level 4	2 Bed / 1 Bath	685
Level 4	1 Bed / 1 Bath	490

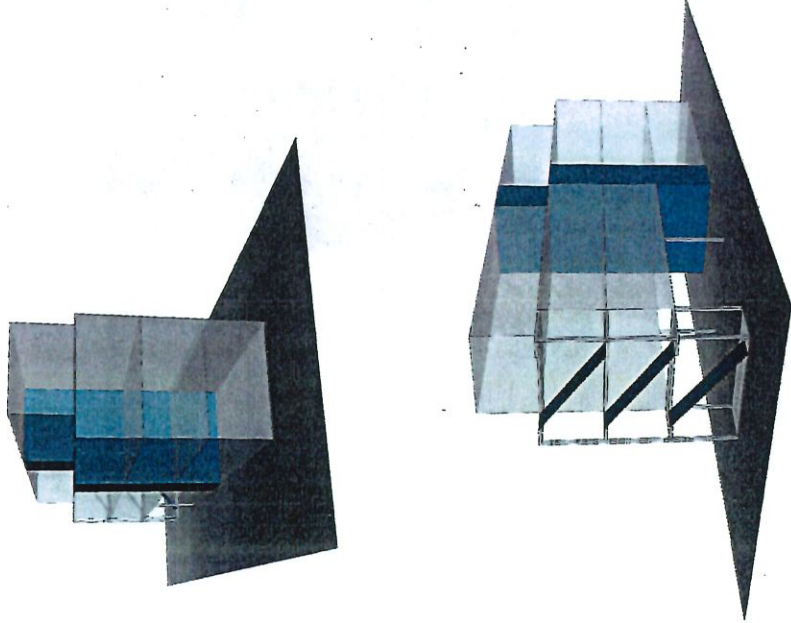
Parcel Information			
26 Ringgold Street, Providence, RI 02903			
Lot Size: 0.09 Acres			
Existing Zone: R-3			
Proposed Zone: C-1			
Overlay Zoning: None			
Max Impervious Surface: None			
Front Yard Setback: Build to Zone			
Interior Side Setback: 5'-0"			
Rear Yard Setback: 10'-0"			
Max Building Height: 45 1/4 Stories			
Lot Requirements	Allowed	Proposed	
Max Building Height	45'-0"	45'-0"	
LVL 1 Enclosed Building Footprint	-	-	1,373 SQFT
Building Area	-	-	6,112 SQFT
Issue	Date	Sheets Updated	
Feasibility	9/19/22	All	



PROVIDENCE
ARCHITECTURE Co.

26 Ringgold Street

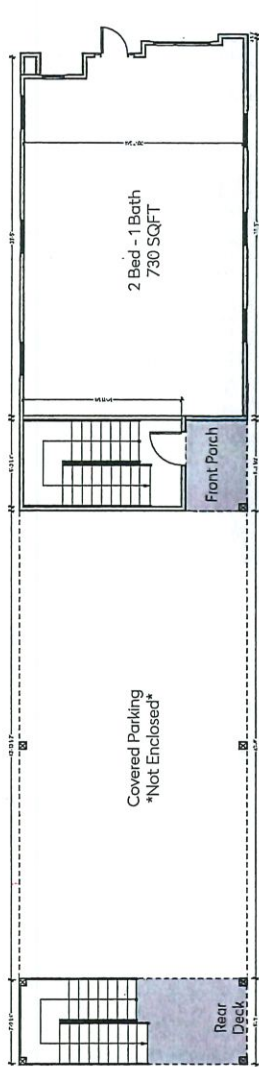
Cover Sheet



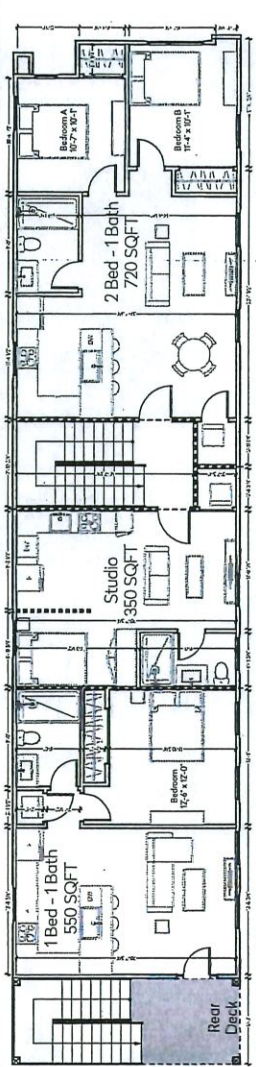
PROVIDENCE
ARCHITECTURE Co.

26 Ringgold Street

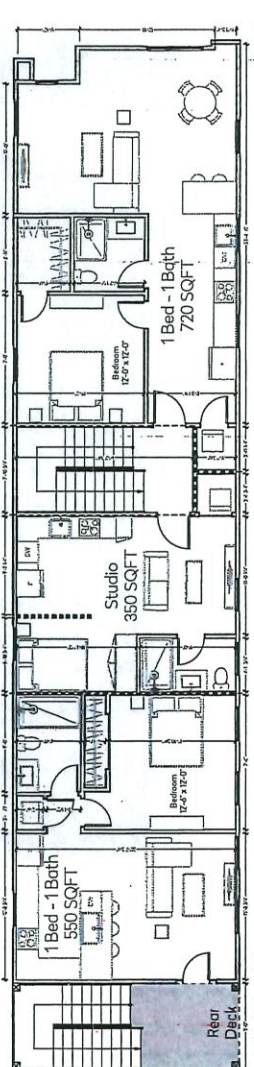
Floor Plans



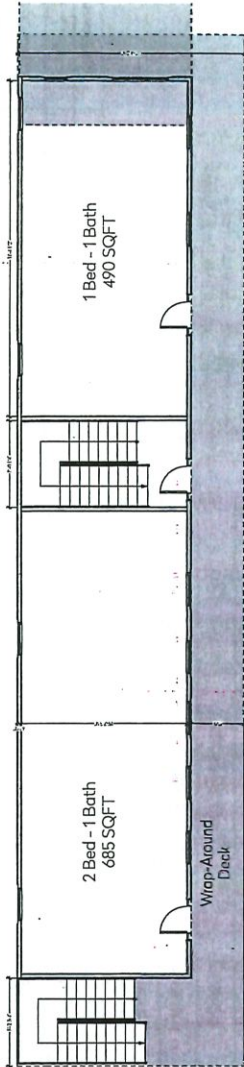
1 First Floor Plan
SCALE: 3/16" = 1'-0"



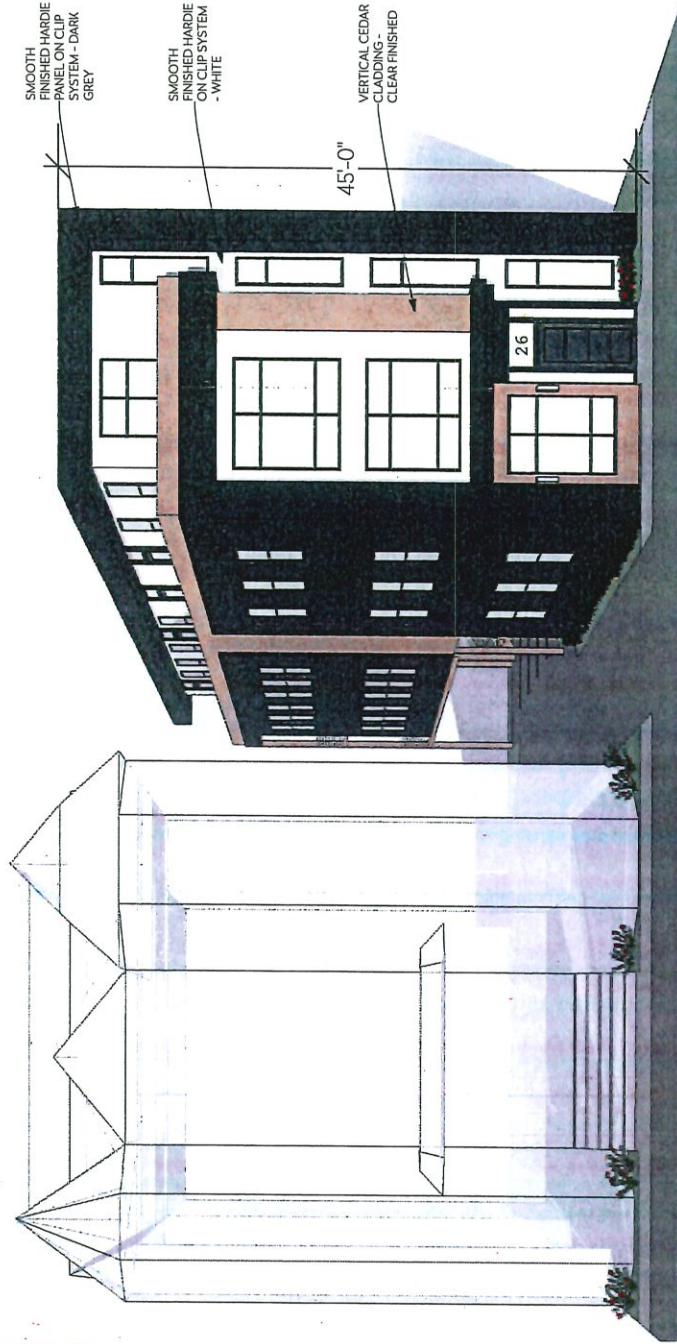
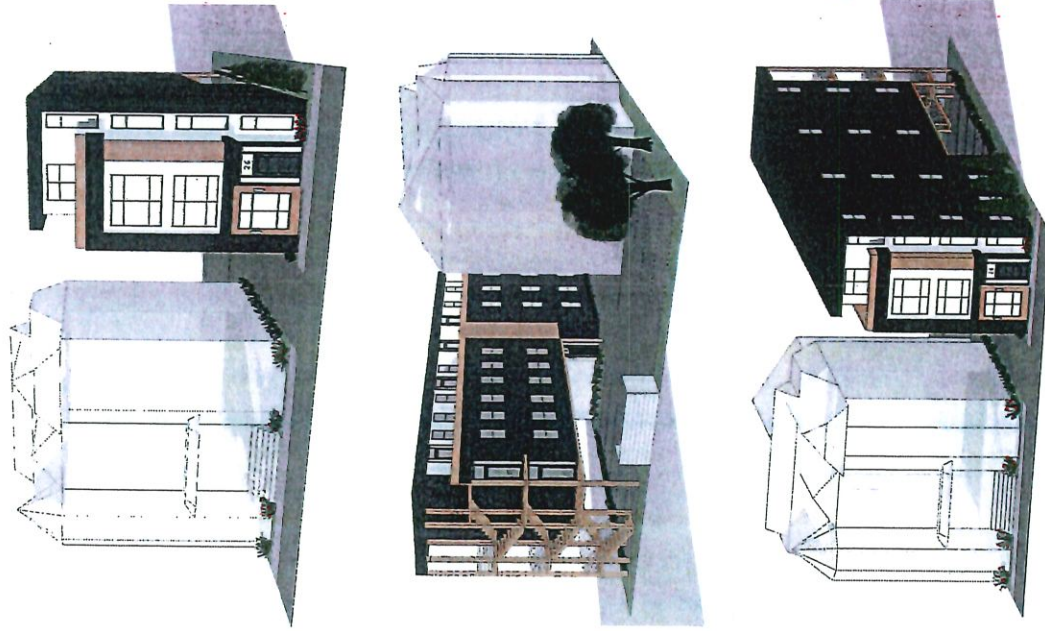
2 Second Floor Plan
SCALE: 3/16" = 1'-0"



3 Third Floor Plan
SCALE: 3/16" = 1'-0"



4 Fourth Floor Plan
SCALE: 3/16" = 1'-0"



SMOOTH
FINISHED HARDE
PANEL ON CLIP
SYSTEM - DARK
GREY

SMOOTH
FINISHED HARDE
PANEL ON CLIP SYSTEM
- WHITE

45'-0"

VERTICAL CEDAR
CLADDING -
CLEAR FINISHED

PROVIDENCE
ARCHITECTURE Co.

26 Ringgold Street

Exterior Renderings