

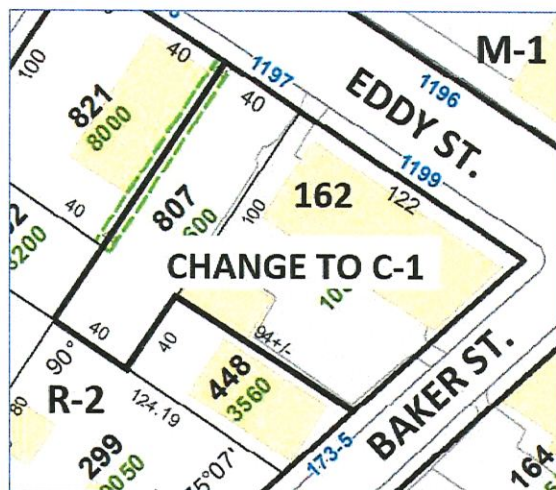
CHAPTER 2021-6

No. 128 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 58, LOT 162 (1199 EDDY STREET), FROM R-2 TO C-1

Approved March 25, 2021

*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 58, Lot 162 (1199 Eddy Street), from R-2 to C-1.



Section 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
MAR 4 2021  
FIRST READING  
READ AND PASSED

*Karen Bellhop* CLERK

IN CITY  
COUNCIL  
MAR 18 2021  
FINAL READING  
READ AND PASSED

*Sabrina Mats* PRESIDENT  
*Karen Bellhop* CLERK

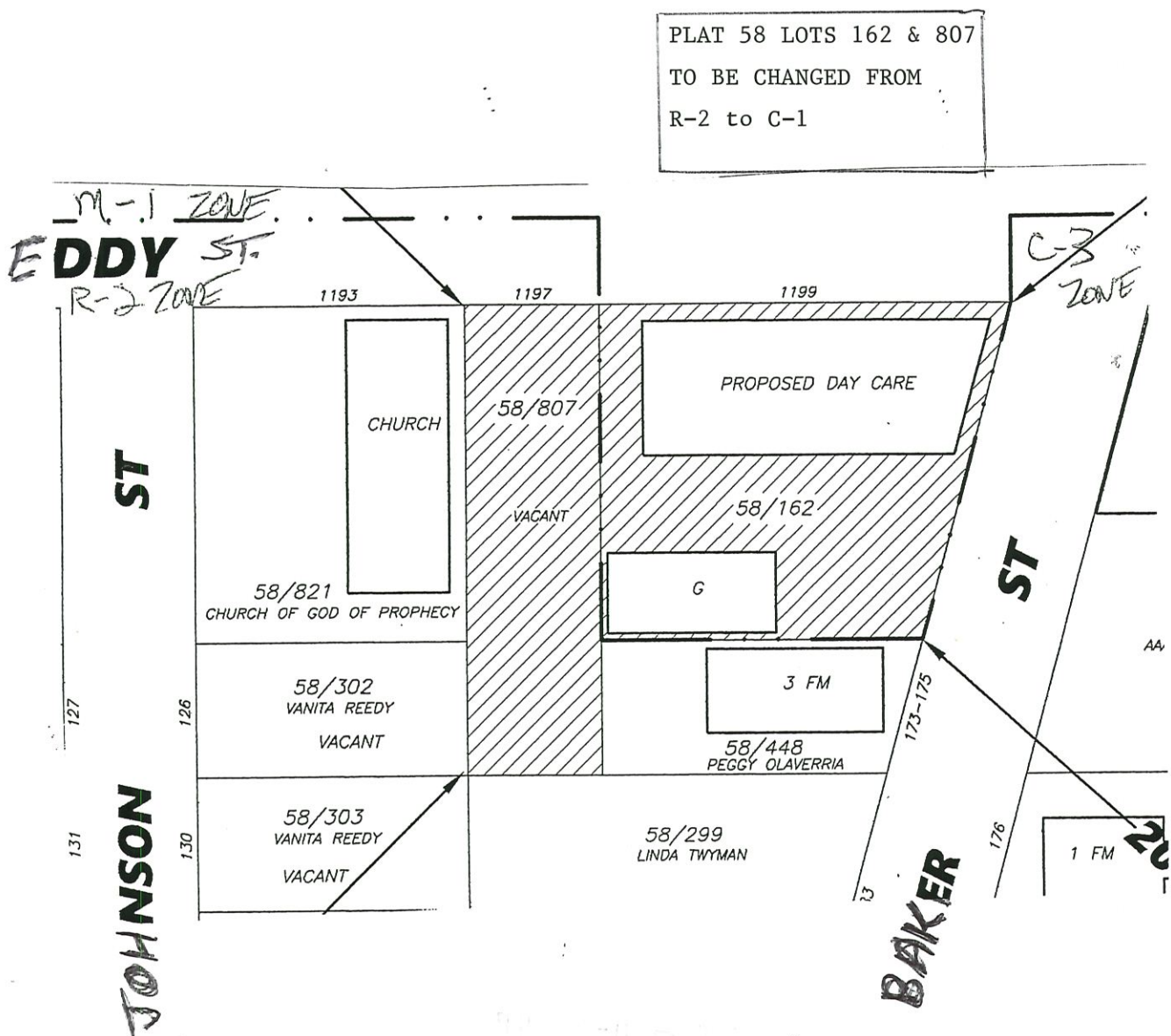
I HEREBY APPROVE.

*[Signature]*  
Mayor  
Date: 3/25/21

# PETITION TO THE CITY COUNCIL

*The undersigned respectfully petitions your honorable body*

Signature: [Signature]







City Plan Commission  
Jorge O. Elorza, Mayor

January 20, 2021

Councilwoman Jo-Ann Ryan  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

**Re: Referral 3483 – Petition to rezone 1199 Eddy Street from R-2 to C-1  
(AP 58 Lots 162 and 907)**

**Petitioner:** Love 4 All Child Care Center

Dear Chairwoman Ryan,

The City Plan Commission (CPC) reviewed the above referenced zone change at a regular virtual meeting on January 19, 2021 and voted to recommend that the City Council approve the amendment based on their findings described below.

**FINDINGS OF FACT**

The applicant requested to rezone 1197 Eddy Street (AP 58 Lot 807) and 1199 Eddy Street (AP 58 Lot 162) from R-2 to C-1. Lot 162 is occupied by a former industrial building under the Industrial Commercial Buildings District (ICBD) Historic District overlay and lot 807 is vacant. The applicant is requesting the rezoning to allow for commercial uses within the building, which in this case is a daycare. The lot is zoned R-2, but the surrounding area is primarily commercial and industrial with the M-1 and C-3 zones respectively east and south of the subject lots. Given the commercial character of the surroundings and the building's industrial design, the CPC found that it would be appropriate to rezone the subject lots to C-1 to operate the proposed daycare.

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 low density residential and commercial uses are located in proximity to each other. Uses permitted in the C-1 zone are characteristic of the neighborhood commercial development designation which is intended to serve local neighborhood needs. The CPC found that the change would allow for uses that serve the adjacent residential zone, like the proposed daycare. Therefore, the CPC found the rezoning to be consistent with the intent of the comprehensive plan.

DEPARTMENT OF PLANNING AND DEVELOPMENT  
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The CPC found that rezoning the lots would be appropriate given their current use and that it would not be expected to negatively affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

**RECOMMENDATION**

Upon a motion by Commissioner Gazdacko, seconded by Commissioner Verdi, the CPC unanimously voted to recommend that the City Council approve the proposed zone change based on the above findings.

The CPC voted as follows:

AYE: M. Gazdacko, N. Verdi, L. Torrado, H. Bilodeau, C. West

Sincerely,



Choyon Manjrekar  
Administrative Officer