

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2010-5

No. 105 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 June 27, 1994, as Amended, to Change the Zoning Designation for the area encompassing Plat 70, Lot 634 (401 Douglas Avenue) on the City Of Providence Official Zoning Map, from R-3 To C-2.

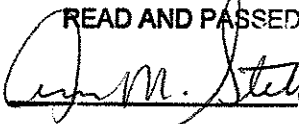
Approved March 24, 2010

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 June 27, 1994, as amended, is hereby further amended, as shown on the accompanying map, by changing the zoning designation from R-3 to C-2, for the area encompassing Plat 70, Lot 634 on the City of Providence Official Zoning Maps.

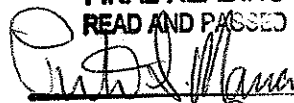

SECTION 2. This Ordinance shall take effect upon passage and publication as prescribed by law.

IN CITY COUNCIL
MAR 4 2010
FIRST READING
READ AND PASSED


CLERK

IN CITY
COUNCIL
MAR 18 2010

FINAL READING
READ AND PASSED


PRESIDENT

CLERK

APPROVED


MAYOR

3/24/10

LEE ST

24

25

DOUGLAS AVE

R-3

Change from R-3 to C-2

634

586

635

458

389

C-2

60





3365

City of Providence
City Plan Commission
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Stephen Durkee AIA
Chair

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Councilman Michael A. Solomon
Chair, Ordinance Committee
Providence City Hall
25 Dorrance Street
Providence, RI 09203

Attn: Anna Stetson, City Clerk

April 13, 2009

**Re: Petition to Change Zoning Designation of Lot 634 on
A.P. 70 (401 Douglas Avenue) from R-3 (Residential
Three-Family District) to C-2 (General Commercial
District)**

Dear Councilman Solomon:

At the City Plan Commission (CPC) meeting on March 17, 2009, and pursuant to Section 1100 of the City of Providence Zoning Ordinance Chapter 1994-24, No. 365, as amended, the Commission reviewed a proposal for the above-captioned amendment to the Ordinance. The Commission voted unanimously as described below to make certain findings of fact and to recommend that the petition be approved.

Findings of Fact

Article XI of the Zoning Ordinance requires that in order for the CPC to make a positive recommendation on amendments to the Ordinance, it must demonstrate consistency with the Comprehensive Plan and with the purposes of zoning as listed in Section 100 of the Ordinance.

1. The proposed Zoning Map amendment is consistent with the Comprehensive Plan, specifically Map 11.2 which designates the future land use of the lot as Neighborhood Commercial/Mixed Use.
2. The proposed Zoning Map amendment is consistent with the purpose of the Zoning Ordinance as outlined in Section 100 of the Ordinance.

Recommendation

The CPC recommends to the Committee on Ordinances that property be rezoned from R-3 to C-2, subject to the following conditions:

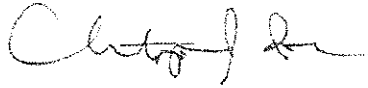
1. The new lot shall be landscaped in accordance with Section 425 under the supervision of the City Forester.

PROVIDENCE THE CREATIVE CAPITAL

David N. Cicilline, Mayor

2. The new building shall be built close to the front lot line as per the specifications of Section 305.1 and Footnote 10 of the Zoning Ordinance.
3. If the zone change is approved, the Administrative Officer shall review the design of the new construction.

Sincerely,

A handwritten signature in cursive script, appearing to read "Christopher J. Ise".

Christopher J. Ise
Administrative Officer

c: Mohammed Hachem, Petitioner
William T. Carline III, Esq.