

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1991-28

No. 545 **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1982-15 OF THE ORDINANCE OF THE CITY OF PROVIDENCE APPROVED MARCH 26, 1982 AND ENTITLED "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR THE HARTFORD AVENUE RENEWAL PROJECT" FOR THE EXTENSION OF THE PROJECT BOUNDARY AND THE ACQUISITION OF PROPERTIES

Approved October 10, 1991

Be it ordained by the City of Providence:

1) That Chapter 1982-15 of the Ordinances of the City of Providence approved March 26, 1982 and entitled, "An Ordinance approving and adopting the Official Redevelopment Plan for the Hartford Avenue Renewal Project" as amended by Chapter 1986-21 of the Ordinance of the City of Providence approved April 24, 1986, be and the same is hereby further amended as follows:

A) that Exhibit A entitled "Description for the Boundaries of the Hartford Avenue Project Area" contained and set forth on Page (1) of the certain booklet entitled "Hartford Avenue Renewal Project, Official Redevelopment Plan for 1981" which is part of the aforementioned Ordinance and the same is hereby deleted and the following substituted in its stead:

EXHIBIT A - 1990

DESCRIPTION FOR THE BOUNDARIES OF THE HARTFORD AVENUE PROJECT AREA

Beginning at a point, said point being located at the center line intersections of Hartford Avenue and Heath Street;

thence running southerly along the said center line of Heath Street to the center line intersection of Eastwood Avenue and Heath Street;

thence turning and running westerly along the center line of Eastwood Avenue to the center line intersection of Laurel Hill Avenue and Eastwood Avenue;

thence turning and running northerly along the center line of Laurel Hill Avenue to the center line intersection of Grover Street and Laurel Hill Avenue;

thence turning and running westerly along the center line of Grover Street to a point opposite the westerly property line of Lot 54 on A.P. 107;

thence turning and running northerly along the aforesaid lot line to the northwesterly corner of said lot;

thence turning and running westerly along the southerly line of Lot 38 on A.P. 107 to the center line located at the southerly termination of Ida Street;

thence turning and running northerly along the center line of Ida Street to the center line intersection of Ida and Nye Street;

No.

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EDWARD T. DIAMOND

RESOLVED BY THE BOARD OF ALDERMEN

thence turning and running westerly along the center line of Nye Street to the center line intersection of Nye Street and Petteys Avenue;

thence turning and running southerly along the center line of Petteys Avenue to the center line intersection of Killingly Street and Petteys Avenue;

thence turning and running south easterly along the center line of Killingly Street to the center line intersection of Plainfield Street and Killingly Street;

thence turning and running westerly along the center line of Plainfield Street to the center line intersection of Duxbury Street and Plainfield Street;

thence turning and running northeasterly along the center line of Duxbury Street to the center line intersection of Killingly and Duxbury Streets;

thence turning and running northwesterly along the center line of Killingly Street to a center line point located on the southerly range of property now or formerly of the State of Rhode Island;

thence turning and running northeasterly, southeasterly and southerly along land now or formerly of the State of Rhode Island (Rte. 195) to a point located on the northwesterly corner of Lot 64, on A.P. 114;

thence turning and running southerly along the westerly lot line of lots 64 and 448 on A.P. 114 to its intersection with the northerly lot line of lot 67 on A.P. 114;

thence turning and running easterly along the northerly lot line of lot 67 and lot 90 on A.P. 114 to its intersection with the center line of Middleton and Barbara Street;

thence running easterly along the center line of Barbara Street to the center line intersection of Glenbridge Avenue and Barbara Street;

thence turning and running northerly along the center line of Glenbridge Avenue to the southerly side of Rt. 195;

thence turning and running southerly, southeasterly along the south side of Rt. 195 and along the south side of the Hartford Avenue exit ramp to the center line of Hartford Avenue;

thence turning and running westerly along the center line of Hartford Avenue to the point and place of beginning.

B) To the list of designated properties for acquisition in section 2, entitled, "Proposed Acquisition" under Chapter E, entitled "Renewal Plan Proposals" contained and set forth on Page 24 of that certain booklet entitled, "Hartford Avenue Renewal Project, Official Redevelopment Plan for 1981", which is part of the aforementioned Ordinance, the following list of properties shall be added:

<u>Assessor's Plat</u>	<u>Lot No's</u>	<u>Location</u>
107	229	78 Laurel Hill Ave.
107	230	76 Laurel Hill Ave.
112	257	42 Killingly Street

- C) To Section 1. entitled, "Standards and Controls for Land Development" under Chapter F entitled "Land Disposition Supplement" located on Page 25 of the certain book entitled, "Hartford Avenue Renewal Project, Official Redevelopment Plan for 1981", the following Section entitled "R-1 One Family Zone" shall be added:

R-1 One Family Zone

1. Permitted Uses

- a) R-1 one family dwelling uses of the City of Providence Zoning Ordinance shall only allow one family detached dwellings, religious housing and convents, religious services, non-profit library, museum and art gallery, non-profit community park playground and community center, open space, cemetery day care facility (Provided no more than 50% of the GFA of the dwelling unit is devoted to day care and no more than one (1) person not living in the unit is employed.

2) Development Controls Permitted R-1 Uses

- a) Maximum Density, Minimum Lot Size, Lot Coverage, Building Setbacks and Building Heights: shall be governed by the applicable provisions of the Zoning Ordinance of the City of Providence, as amended.
- b) Building Construction, Dwelling Accommodations, name Plate or Signs, Off-Street Parking, Screening and Landscaping: shall be the same as indicated under R-2 two family zone set forth on pages 26 through 29 of this Urban Renewal Plan.
- c) Additional applicable controls are listed below under the headings:
- 1) "Other conditions, covenants, Restrictions and Provisions controlling the Development and the Use of Acquired Land and Improvements" see pages 38 through 40 of this Urban Renewal Plan.
 - 2) "Miscellaneous Provisions" see pages 40 through 42 of this Urban Renewal Plan.

- D. Due to the revision of the project boundary to include the expanded project area and the additional properties to be acquired certain maps of the aforementioned Official Redevelopment Plan, which is part of the aforementioned Ordinances are amended as follows:

- 1) Delete Map No. 1, sheets 1 of 2 and 2 of 2 entitled "Existing Land Use and Zoning" dated October 1981.
Insert Map No. 1 "Existing Land Use" dated November 1990.
- 2) Delete Map No. 2, sheets 1 of 2 and 2 of 2 entitled "Proposed General Land Use and Zoning" dated October 1981.
Insert Map No. 2 entitled "Existing Zoning" dated November 1990.
- 3) Insert Map No. 3 entitled "Proposed Zoning" dated November 1990.
- 4) Delete Map No. 4 sheets 1 of 2 and 2 of 2 entitled "Proposed Acquisition" dated October 1981.
Insert Map No. 4 entitled, "Proposed Acquisition" dated November 1990.
- 5) Delete Map No. 5 sheets, 1 of 2 and 2 of 2 entitled, "Disposition Map" dated October 1981.
Insert Map No. 5 entitled "Disposition Map" dated November 1990.

- 2) That said Chapter 1982-15 of the Ordinances of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.
- 3) That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

IN CITY COUNCIL
SEP 19 1991
FIRST READING
READ AND PASSED
Michael R. Clement CLERK

IN CITY COUNCIL
OCT 3 1991
FINAL READING
READ AND PASSED
James H. ... PRESIDENT
Michael R. Clement CLERK

APPROVED
OCT 10 1991
James A. ...
MAYOR

MICHAEL S. VAN LEESTEN
DIRECTOR



VINCENT A. CIANCI, JR.
MAYOR

Department of Planning and Development

"Building Pride In Providence"

September 12, 1991

Mr. Michael Clement
City Clerk
City Clerk's Office
City Hall
Providence, Rhode Island 02903

RE: Amendment No. 2 - Hartford Avenue Renewal Project
Providence Redevelopment Agency

Dear Mr. ^{Mike}~~Clement~~:

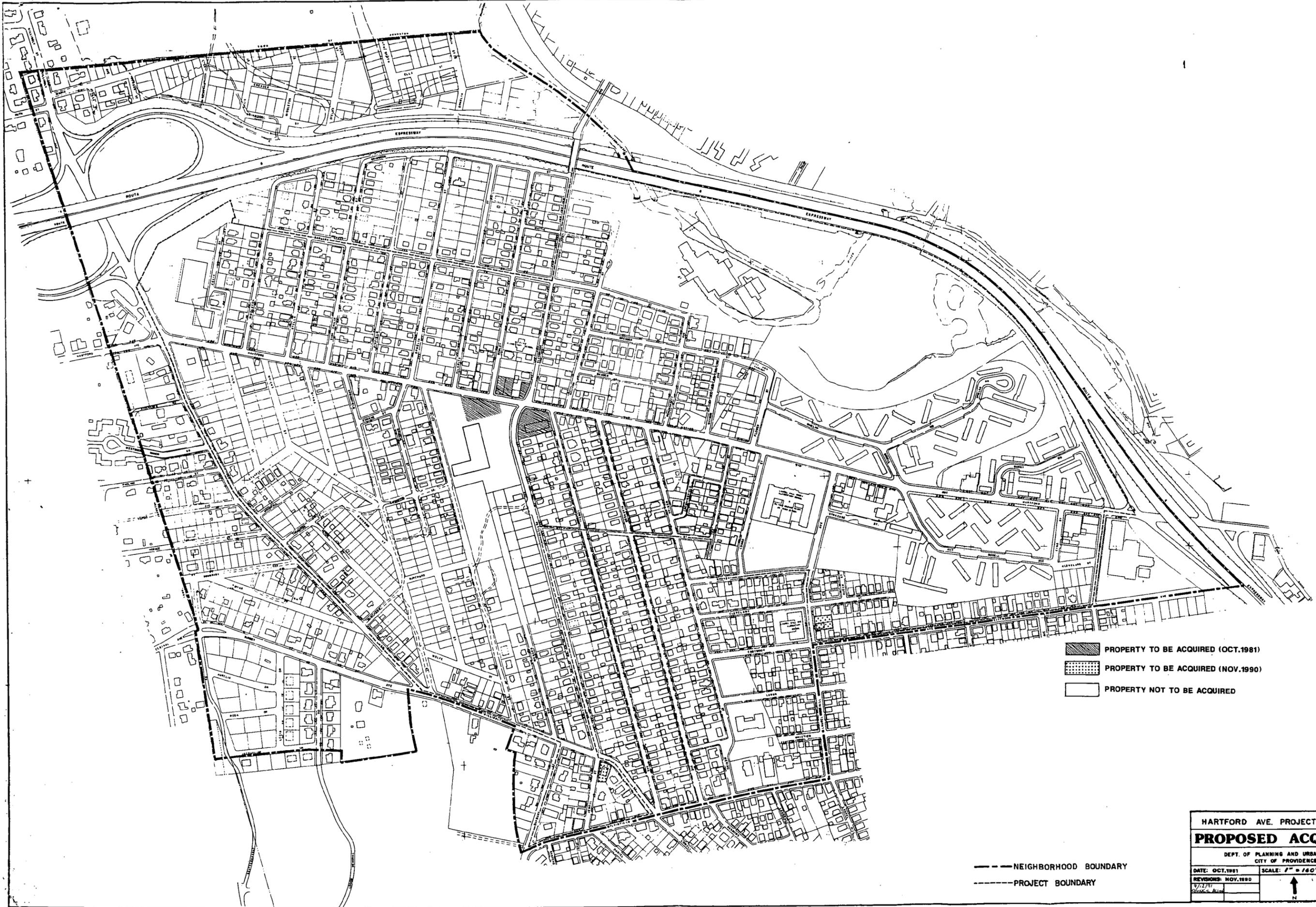
Attached is an original and twenty two (22) copies of the revised proposed amendment to the Hartford Avenue Redevelopment Plan. If you need any additional information, please let me know.

Regards,


Thomas E. Deller, AICP
Associate Director for
Planning

attachments

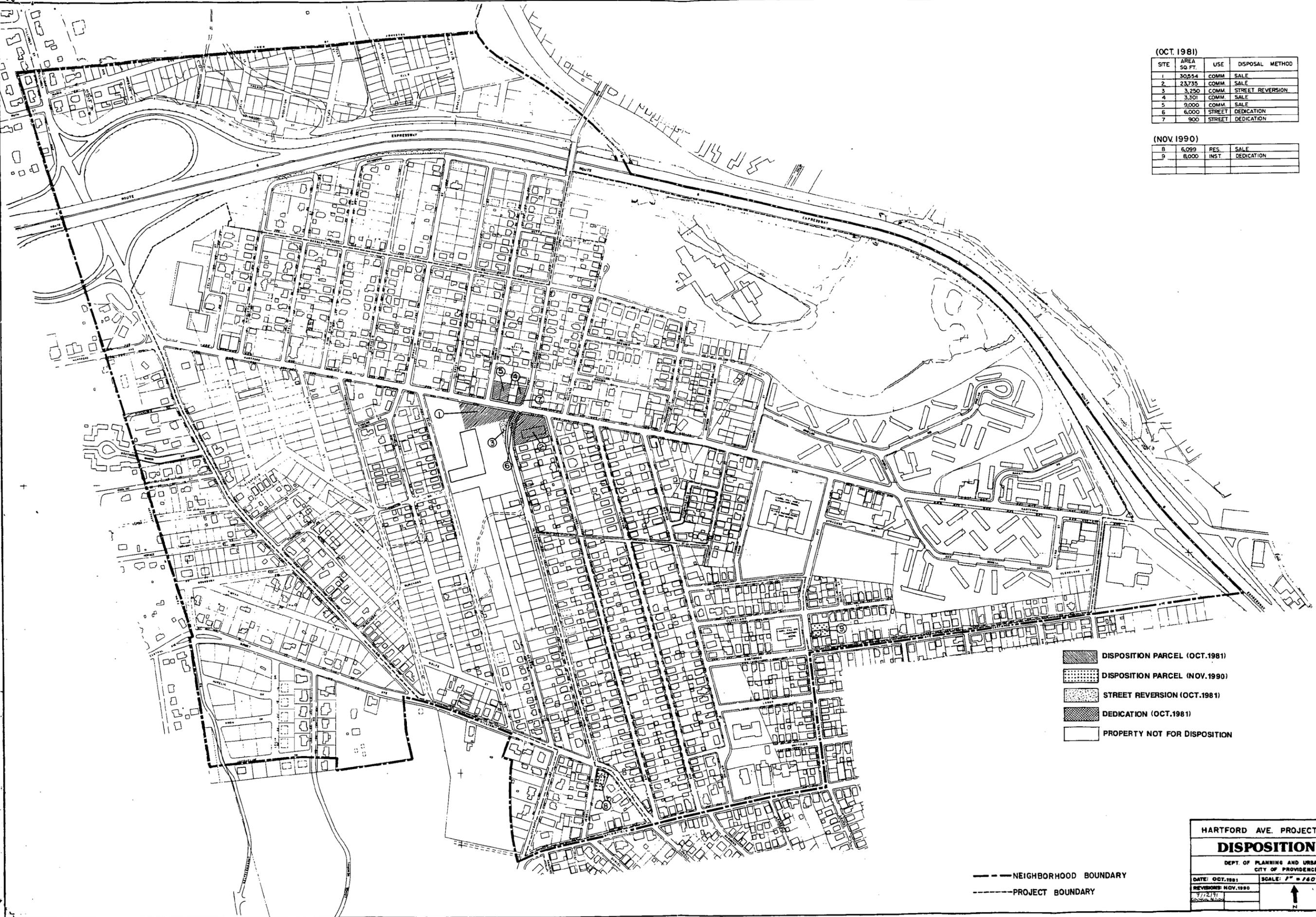
cc: Michael S. Van Leesten
John F. Palmieri



-  PROPERTY TO BE ACQUIRED (OCT.1981)
-  PROPERTY TO BE ACQUIRED (NOV.1990)
-  PROPERTY NOT TO BE ACQUIRED

-  NEIGHBORHOOD BOUNDARY
-  PROJECT BOUNDARY

HARTFORD AVE. PROJECT			
PROPOSED ACQUISITION			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: OCT.1981	SCALE: 1" = 160'	FILE NO:	
REVISIONS: NOV.1980		MAP NO:	4
			



(OCT. 1981)

SITE	AREA SQ. FT.	USE	DISPOSAL METHOD
1	30,554	COMM.	SALE
2	23,735	COMM.	SALE
3	3,250	COMM.	STREET REVERSION
4	3,301	COMM.	SALE
5	9,000	COMM.	SALE
6	6,000	STREET	DEDICATION
7	900	STREET	DEDICATION

(NOV. 1990)

SITE	AREA SQ. FT.	USE	DISPOSAL METHOD
8	6,099	RES.	SALE
9	8,000	INST.	DEDICATION

- DISPOSITION PARCEL (OCT. 1981)
- DISPOSITION PARCEL (NOV. 1990)
- STREET REVERSION (OCT. 1981)
- DEDICATION (OCT. 1981)
- PROPERTY NOT FOR DISPOSITION

--- NEIGHBORHOOD BOUNDARY
 - - - - - PROJECT BOUNDARY

HARTFORD AVE. PROJECT			
DISPOSITION MAP			
DEPT. OF PLANNING AND URBAN DEVELOPMENT CITY OF PROVIDENCE, R.I.			
DATE: OCT. 1981	SCALE: 1" = 160'	FILE NO:	
REVISION: NOV. 1990		MAP NO:	5