

CHAPTER 2023-35

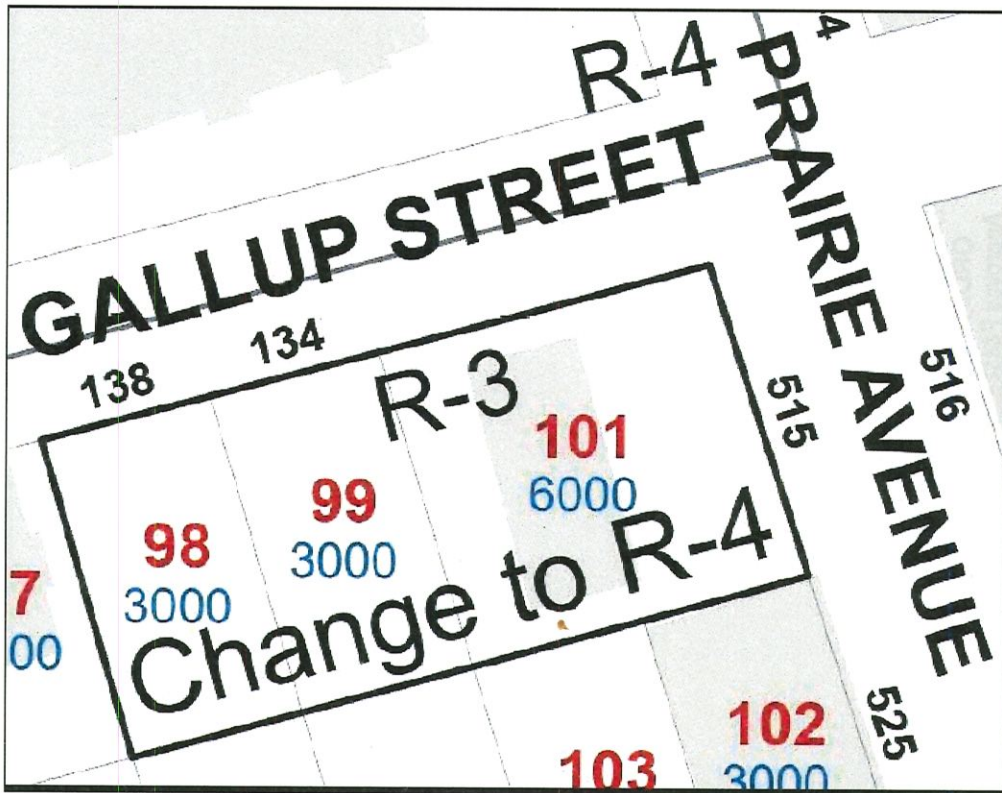
No. 418

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 53, LOT 101 (515 PRAIRIE AVENUE), ASSESSOR'S PLAT 53, LOT 99 (134 GALLUP STREET) AND ASSESSOR'S PLAT 53, LOT 98 (138 GALLUP STREET), FROM A PRE-EXISTING, NON-CONFORMING USE (2 VACANT LOTS & A COMMERCIAL DETAIL SHOP), FROM R-3 TO R-4

Approved October 25, 2023

*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 53, Lot 101 (515 Prairie Avenue), Assessor's Plat 53, Lot 99 (134 Gallup Street) and Assessor's Plat 53, Lot 98 (138 Gallup Street), from a pre-existing, non-conforming use (2 vacant lots & a commercial detail shop), from R-3 to R-4.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
OCT 05 2023  
FIRST READING  
READ AND PASSED

*Jina L. Mastrosanni*  
CLERK

IN CITY COUNCIL  
OCT 19 2023  
FINAL READING  
READ AND PASSED

*Rachel M. Miller*  
RACHEL M. MILLER, PRESIDENT  
*Jina L. Mastrosanni*  
CLERK

*B. H. S.*

10/25/23 Mayor

I HEREBY APPROVE.



**CITY OF PROVIDENCE**  
**MAYOR BRETT P. SMILEY**

July 20, 2023

Councilman Pedro Espinal,  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3541 – Petition to rezone 515 Prairie Ave and 134-138 Gallup Street  
(AP 53 Lots 99, 99 and 101) from R3 to R-4**

**Petitioner: Kyltiff Investments and Consulting**

Dear Councilman Espinal,

The petitioner appeared before the City Plan Commission (CPC), requesting to rezone 515 Prairie Ave and 134-138 Gallup Street from R-3 to R-4. The petitioner intends to construct a three story, 15 unit multifamily dwelling on the lots.

**FINDINGS OF FACT**

The petitioner is requesting a rezoning of the subject lots from R-3 to R-4 to permit construction of a multifamily dwelling. The lots are currently occupied by an auto repair use. The petitioner has provided plans for minor land development approval to construct a three story, 15 unit dwelling contingent on the zone change being approved.

The lot is zoned R-3 but occupied by a nonconforming commercial use and located adjacent to multifamily development in the R-4 zone on Gallup Street as well as commercial and mixed uses on Prairie Ave. Given the neighborhood's mixed use character and proximity of the R-4 zone, the CPC found that rezoning to R-4 would be appropriate as it is designed to accommodate the character of multifamily development that is being proposed.

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 mixed use development in proximity.

**DEPARTMENT OF PLANNING & DEVELOPMENT**

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903  
PHONE 401.680.8400 | [WWW.PROVIDENCERI.GOV/PLANNING](http://WWW.PROVIDENCERI.GOV/PLANNING)

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 for medium density residential development which includes one to three family dwellings and multifamily dwellings. The CPC found that the rezoning would conform to the development pattern suggested by the plan. It would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing.

The CPC found that rezoning the lot would be appropriate given the character of the surroundings and the proposed use as the plan would conform to the zoning requirements of the R-4 zone as proposed. The CPC found 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.

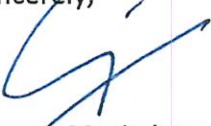
**RECOMMENDATION**

On a motion by Commissioner Sanchez, seconded by Commissioner Quezada, the CPC voted to recommend that the City Council rezone the lots to R-4.

The CPC voted as follows:

Aye: N. Sanchez, M. Quezada, C. Lipschitz, W. Sherry, N. Verdi

Sincerely,

A handwritten signature in blue ink, appearing to read 'Choyon Manjrekar', is written over the printed name.

Choyon Manjrekar  
Administrative Officer

**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

I, Vincent Mann, of Kyltiff Investments & Consulting, LLC, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the properties located at 515 Prairie Avenue, a/k/a Plat 53, Lot 101, 134 Gallup Street, a/k/a Plat 53, Lot 99 & 138 Gallup Street, a/k/a Plat 53, Lot 98 from a pre-existing, non conforming use ( 2 vacant lots & a commercial detail shop) R-3 to R-4.

The reason for the request is that the subject property is a 12,000sf lot with one commercial building immediately across Gallup Street from an R-4 zone which holds a large apartment complex in an R-4 zone. The requested zoning change would allow for the R-4 zoning on Gallup directly across to be brought over to the suitably sized lot and residence for such an R-4 zone. Further, this request zoning change is in line with the City's comprehensive plan to provide more housing for its residents as the proposed plans are a 16 unit property with the required 16 parking spaces.

Attached are excerpts of this area from the City's Official Zoning Map and a satellite view of the subject area.

Vincent Mann,  
Kyltiff Investments & Consulting, LLC  
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Tel:401-440-4807  
Email:vmann@kyltiff.com

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241  
GORDON AVENUE  
25.53 15 69 992  
54.55

F-1

Plat 53, Lots 98, 99 & 101 to be changed from R-3 to R-4

504-6	8.83	45.54+	80
508-10	48.50+	80	2.03
512-4	31.40	45.48+	455

