

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2012-15

No. 160 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 of 195 Union Avenue, also known as Lot 655 on Plat 104.

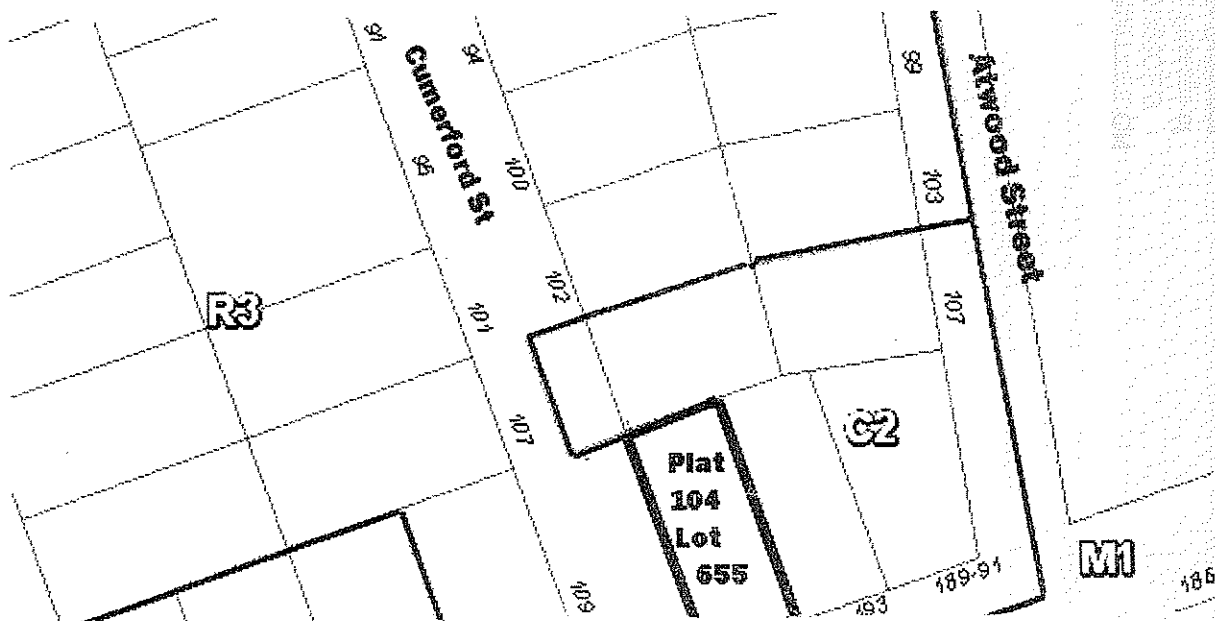
EFFECTIVE ~~APPROXIMATE~~ March 26, 2012

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 the following lot on the City of Providence Official Zoning Maps:

Plat 104 Lot 655

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



IN CITY COUNCIL
MAR 01 2012

FIRST READING
READ AND PASSED

Anna M. Stetson
CLERK

IN CITY
COUNCIL
MAR 15 2012

FINAL READING
READ AND PASSED

Anna M. Stetson
PRESIDENT
Anna M. Stetson
CLERK

Effective without the
Mayor's Signature:

Anna M. Stetson
Anna M. Stetson
City Clerk



City Plan Commission

Angel Taveras, Mayor

Councilman Seth Yurdin
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Anna Stetson, City Clerk

November 22, 2011

Re: Petition to rezone 195 Union Street (AP 104 Lot 655) from R-3 to C-2

Dear Councilman Yurdin:

At a regular meeting of the City Plan Commission (CPC) on November 15, 2011, the Commission reviewed the proposed zoning change. The Commission voted unanimously as described below to make certain findings of fact and to recommend that the petition be approved.

FINDINGS OF FACT

The applicant proposed to rezone parcel AP 104 Lot 655 from R-3 to C-2, which fronts Union Avenue and Cumerford Street. The northerly and easterly frontages of the lot abut a C-2 zone. The western and southern portions of the lot are located opposite an R-3 and M-1 zone respectively. The lot is currently vacant and being used for parking.

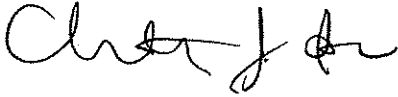
Per the zoning map, the subject lot is zoned R-3, but surrounded by others zoned C-2. The Commission found that due to the largely industrial nature of the surroundings and the commercial lots around it, inclusion of lot 655 into the C-2 zone would not negatively affect the health, safety, welfare of the surroundings. The Commission also found the rezoning to be consistent with the objectives of Section 100 of the Zoning Ordinance and *Providence Tomorrow: The Interim Comprehensive Plan*. The future land use map of the Comprehensive Plan designates the future land use of the vicinity as Neighborhood Commercial / Mixed use. The plan describes these areas as "traditional pedestrian-oriented uses that serve local neighborhood needs for convenience retail, services, professional offices and housing." Given the nature of the surroundings, the Commission found the rezoning of the lot to C-2 would fulfill these criteria.

DEPARTMENT OF PLANNING AND DEVELOPMENT
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RECOMMENDATION

Based on the foregoing discussion, per its findings of fact, the CPC made a positive recommendation to the City Council to approve the request for rezoning AP 104 Lot 655 from R-3 to C-2.

Sincerely,



Christopher Ise
Administrative Officer

cc: Sabina Matos, City Councilwoman
Simonini Family Revocable Trust
Anna Stetson, City Clerk

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