

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2012-66

No. 642 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 Lot 489 on Plat 105 at 103 Dike Street from C-2 to M-1.

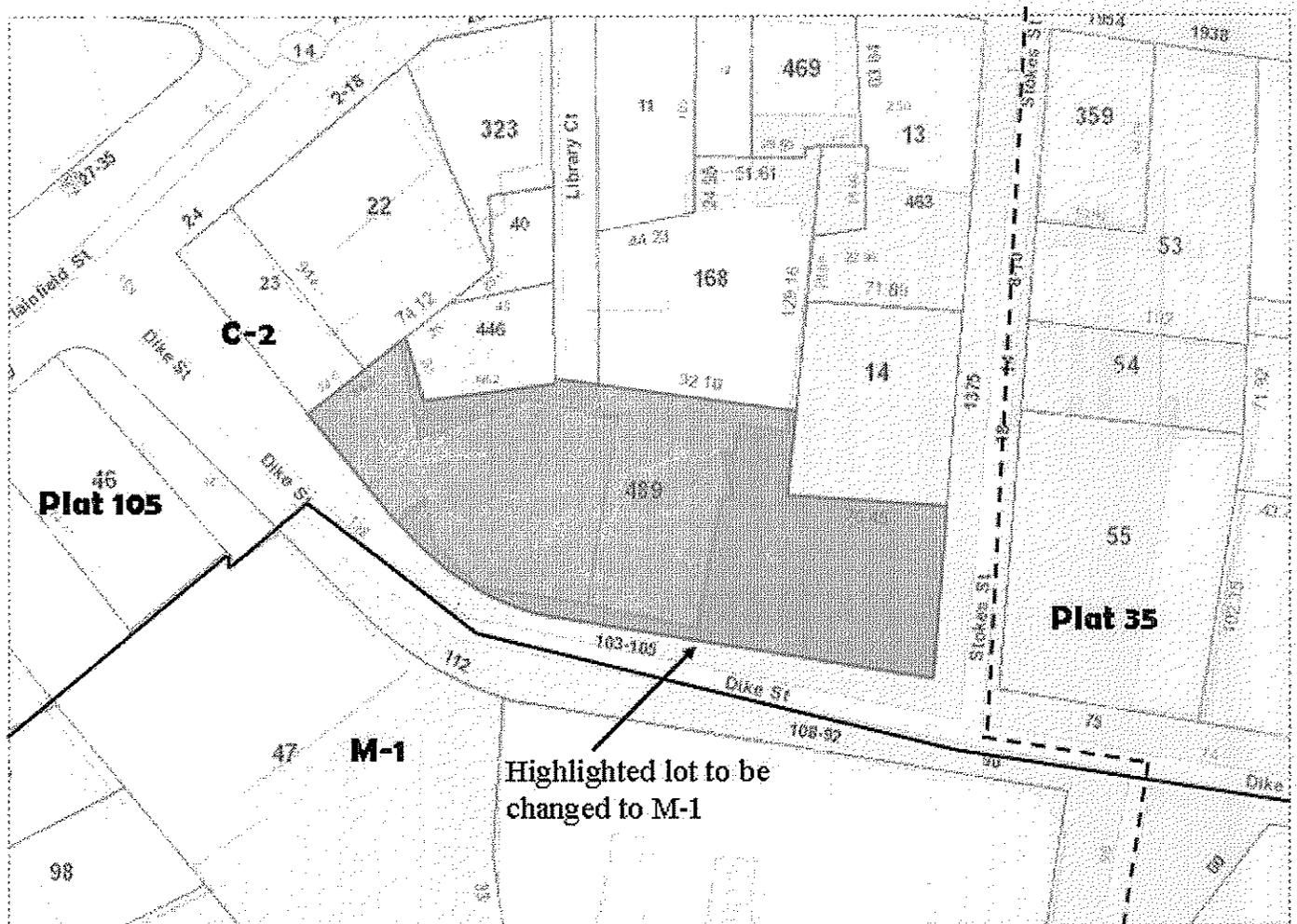
Approved November 21, 2012

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 C-2 to M-1 for the area encompassing Plat 105 Lot 489 on the City of Providence Official Zoning Map.

SECTION 2. Use Code 37, Adult Entertainment, shall be prohibited for this property. A notation shall be placed on the official zoning map noting that such use is prohibited.

SECTION 3. This Ordinance shall take effect upon passage and publication as prescribed by law.



IN CITY COUNCIL
NOV 01 2012
FIRST READING
READ AND PASSED

Ann M. Stebbins
CLERK

IN CITY
COUNCIL
NOV 19 2012
FINAL READING
READ AND PASSED

William Sprague
PRESIDENT
Ann M. Stebbins
CLERK

I HEREBY APPROVE.

April Taverne
Mayor

Date: 11/21/12



City Plan Commission
Angel Taveras, Mayor

October 18, 2012

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

Attn: Anna Stetson, City Clerk

Re: Referral 3357-Petition to rezone lot 489 on Plat 105 from C-2 to M-1

Petitioner: Music House LLC

Dear Councilman Yurdin:

At a regular meeting of the City Plan Commission (CPC) on October 16 2012, the CPC reviewed the proposed zoning change. The Commission voted as described below to make certain findings of fact and to recommend that the petition be approved.

FINDINGS OF FACT

The applicant is proposing to rezone parcel AP 105 Lot 489 from C-2 to M-1, which fronts Dike Street and Stokes Street.

The CPC found that the subject lot is zoned C-2 but located in a neighborhood whose character is primarily industrial. The lot is located under the Industrial Commercial Building District (ICBD) overlay, which includes former industrial and commercial buildings throughout the City. The building is a former industrial structure whose large massing and design is characteristic of the City's historic industrial architecture.

Per the zoning map, the lots to the north and west of the lot are zoned C-2. The lots to south, across Dike Street, are zoned M-1. Given the largely industrial nature of the subject property and the commercial lots around it, the CPC found that inclusion of lot 489 into the M-1 zone is not expected to affect health, safety, welfare and the objectives of Section 100 of the Zoning Ordinance.

The CPC found the rezoning to be in conformance with the objectives of the Comprehensive Plan. Map 11.2 designates the future land use of the vicinity as Business Commercial/Mixed Use. The plan

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PROVIDENCE, RI

describes these areas as ones intended to foster the expansion of business, industrial, commercial and residential uses into former manufacturing areas and historic mill buildings. Given the nature of the surroundings and the industrial building located on lot 489, the CPC found that rezoning of the lot to M-1 would be appropriate.

RECOMMENDATION

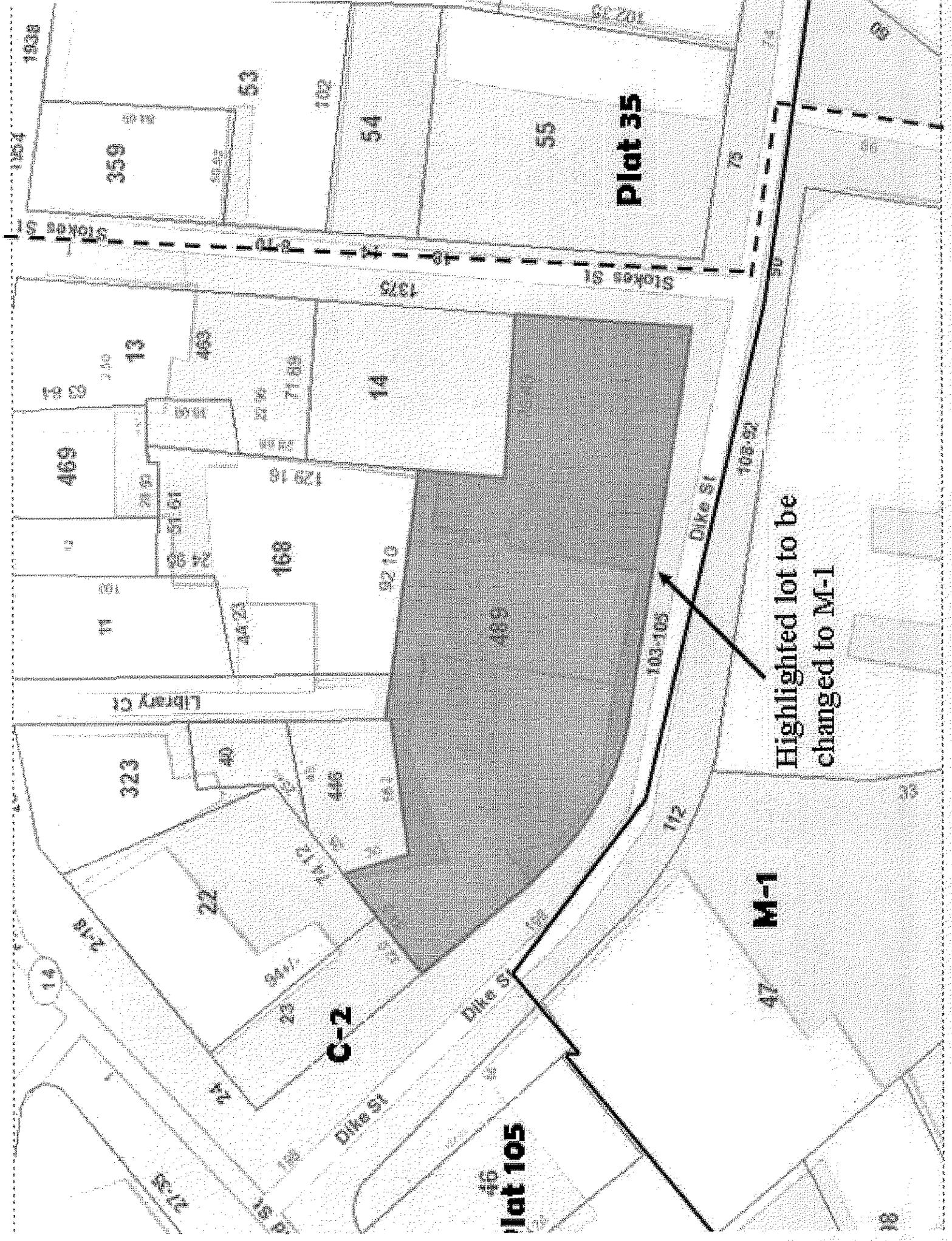
Based on the foregoing discussion, the CPC voted unanimously to make a recommendation that the City Council approve the proposed Zone Change.

Sincerely,



Christopher Ise
Administrative Officer

cc: Anna Stetson, City Clerk
Music House LLC, c/o Larry Lopes



Highlighted lot to be
changed to M-1

Plat 105

Plat 35

C-2

M-1

Library Ct

Dike St

Dike St

Dike St

103-105

Stokes St

Stokes St

1938

1954

359

13

14

168

489

323

22

23

47

18

60

56

75

90

108-92

112

102

102

54

55

53

102-25

469

11

51-51

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