

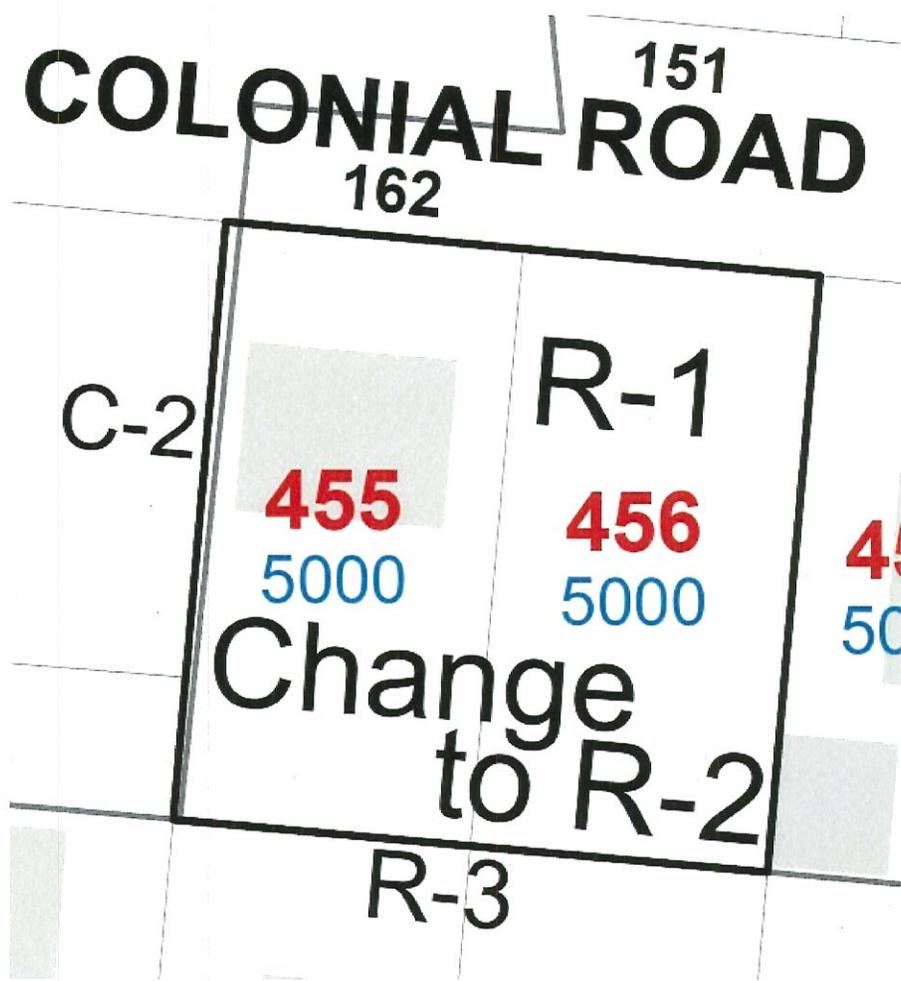
CHAPTER 2023-45

No. 491 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 73, LOTS, 456 AND 455 (162 AND 154 COLONIAL ROAD) FROM R-1 TO R-2

Approved December 13, 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 73, Lots, 456 and 455 (162 and 154 Colonial Road), from R-1 to R-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
NOV 16 2023  
FIRST READING  
READ AND PASSED

*Jina L. Mastrosanni*  
CLERK

IN CITY  
COUNCIL  
DEC 07 2023  
FINAL READING  
READ AND PASSED

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

I HEREBY APPROVE.

*Butt P. Smith*  
Mayor

Date: *12/13/2023*



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

July 24, 2023

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

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3546 – Petition to rezone 154 to 162 Colonial Road (AP 73 Lots 455 and 456) from R-1 to R-4**  
**Petitioner: Skyline Realty LLC and Blue State Housing LLC**

Dear Chairman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on July 19, 2023, requesting a rezoning of 154-162 Colonial Road from R-1 to R-4.

**FINDINGS OF FACT**

The petitioner requested a rezoning of the subject lots from R-1 to R-4 to allow for multifamily residential development. One of the lots is occupied by a single family dwelling with the other vacant. Based on plans provided, the applicant is proposing to construct a two family dwelling on each lot. The lots are zoned R-1 but located adjacent to the C-1 zone on North Main Street to the west, the R-3 zone to the rear and the R-1 zone to the north and east. The CPC found that the request could be considered as the lots are in proximity to the C-1 and R-3 zones which allow for greater density than R-1.

However, as the applicant is proposing to construct two family dwellings on the lots, the CPC found that rezoning to R-2 would be more appropriate given the presence of the R-1 zone to the north and east of the lots. The CPC finds that the change to R-2 is not expected to have a negative effect on neighborhood character or surrounding property as the density would not be significantly greater than the surroundings. A change to R-4 could result in development that is out of character with the surroundings.

**DEPARTMENT OF PLANNING & DEVELOPMENT**

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903  
PHONE 401.680.8400 | 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 one where low density residential development is located adjacent to medium density and neighborhood commercial development. Therefore, rezoning to allow for two family dwellings would be appropriate. The CPC found that the submitted plans conform to the development pattern suggested by the plan and the rezoning 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 will conform to the zoning requirements of the R-2 zone as proposed. It is the CPC's opinion 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.

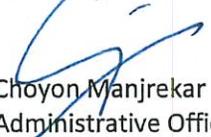
**RECOMMENDATION**

On a motion by Commissioner Quezada, seconded by Commissioner Sherry, the Commission voted to recommend that the City Council rezone the lot to R-2, based on their findings above.

The Commission voted as follows:

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

Sincerely,

  
Choyon Manjrekar  
Administrative Officer

# City of Providence

## STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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### PETITION TO THE HONORABLE CITY COUNCIL

*The undersigned respectfully petitions your honorable body*

Skyline Realty, LLC and Blue State Housing, LLC, hereby petitions the City Council to:

Amend the Zoning Designation for the property located at A.P. 73, Lots 456 and 455, and further identified as 162 and 154 Colonial Road, Providence, R.I., respectively from a R-1 Residential Zone to a R-4 Zone.

The current Providence Zoning Map currently depicts the Zoning District, for each of the lots, as R-1, if the requested amendment is approved, the subject lots would be amended to R-4 (as opposed to its current designation of R-1).

The site is currently Zoned R-1, and each parcel abuts a Multifamily Zone (R-3) and a General Commercial District Zone (C-2). A Zone change is being requested to accommodate the multifamily development with a minimum square footage of 900-1000 sq. ft. per dwelling unit.

The multifamily development, for each lot, will have a similar density as to the surrounding area and the proposed amendment is consistent with the City's Comprehensive Plan as well as the applicable purposes of Zoning, as delineated in Section 101 of the City's Zoning Ordinance.

Skyline Realty, LLC and Blue State Housing, LLC

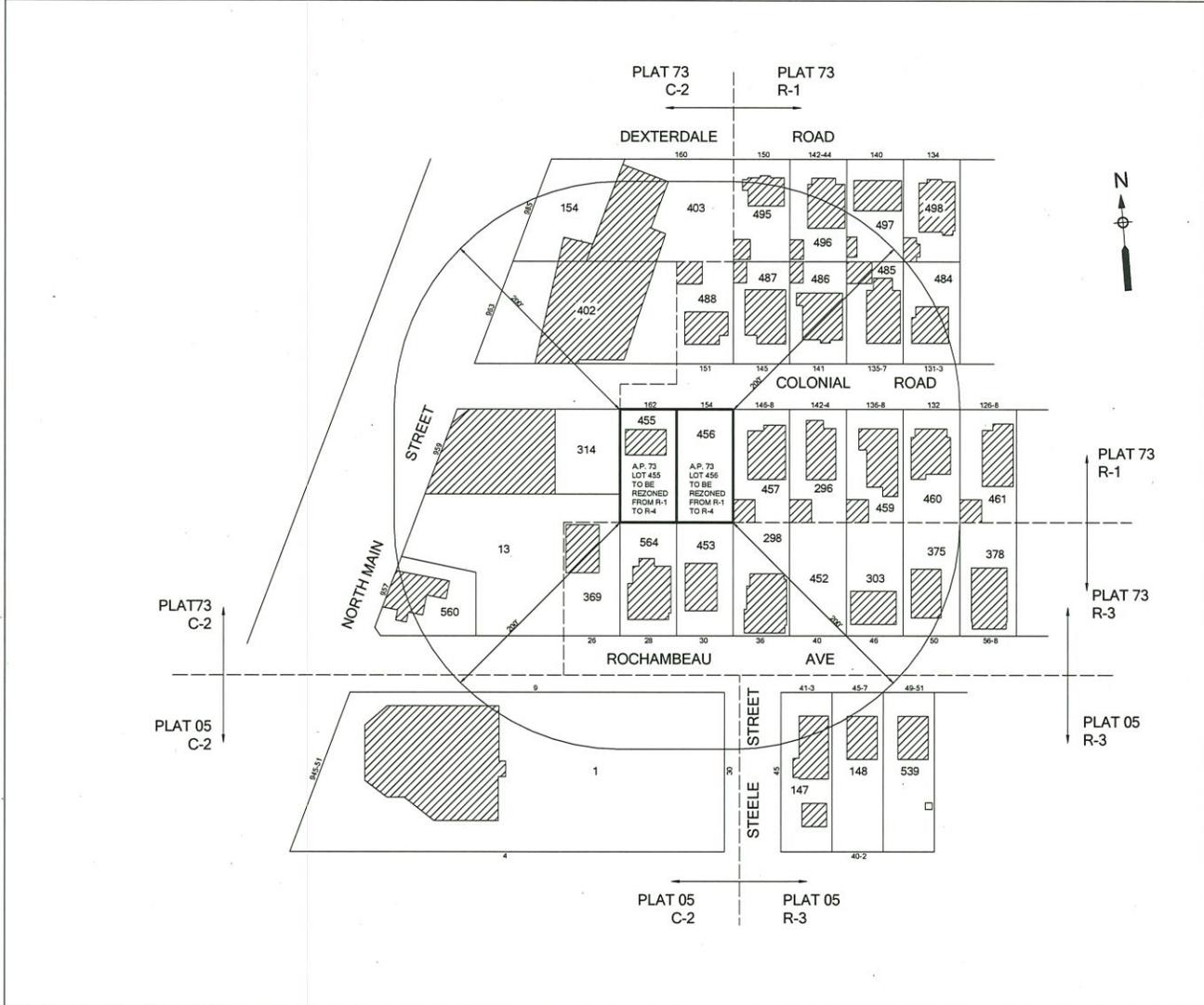
Signature: /s/ John O. Mancini, Esq.

Title: Attorney on behalf of Skyline Realty, LLC and Blue State Housing, LLC

Telephone: 401.343.7000

Email Address: [jmancini@mancinicar.com](mailto:jmancini@mancinicar.com)

RECEIVED  
CITY OF PROVIDENCE  
PLANNING DEPARTMENT  
MAY 18 10 31 AM '15



154 / 162 COLONIAL ROAD  
PROVIDENCE, RHODE ISLAND

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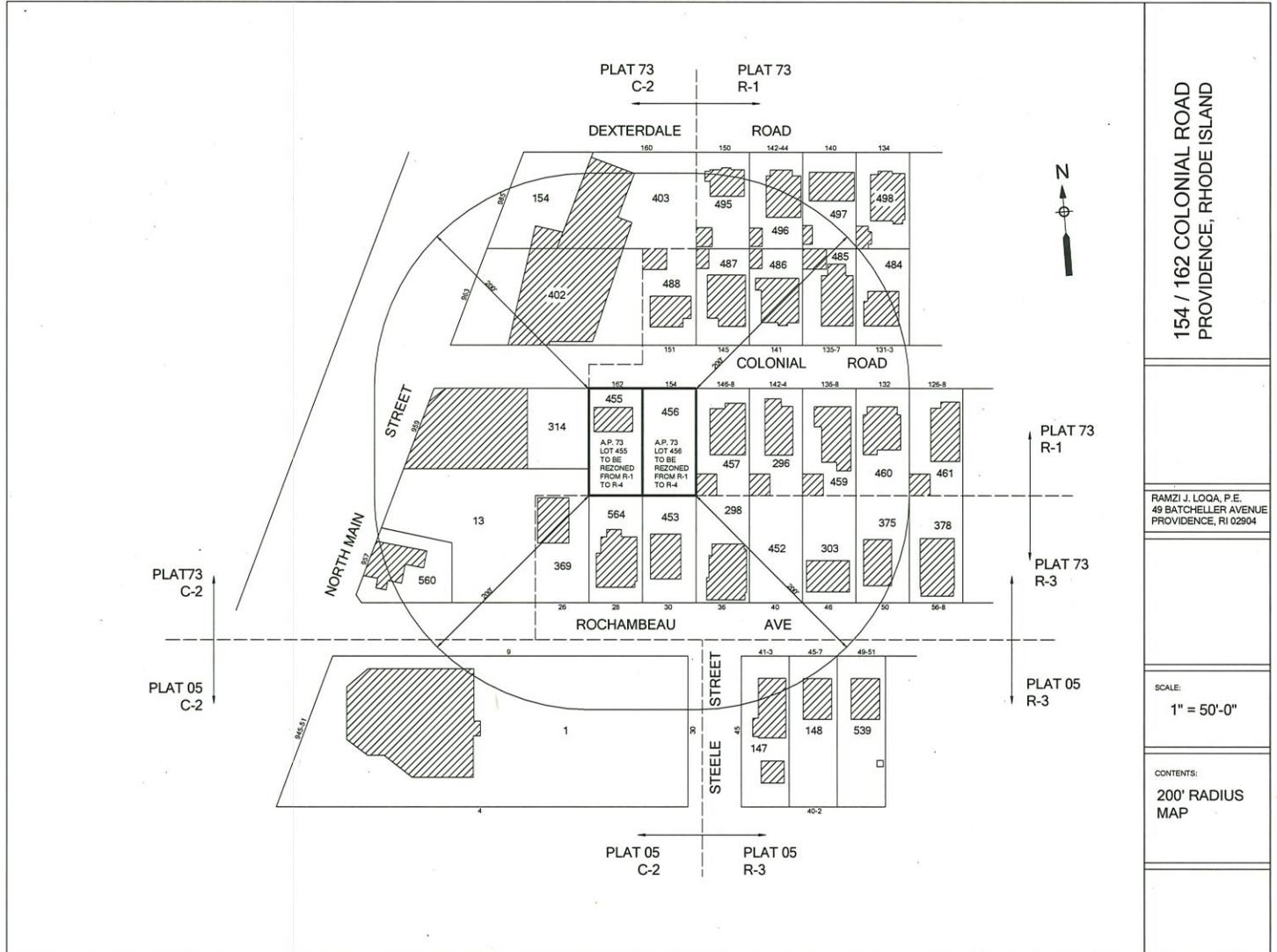
RAMZI J. LOGA, P.E.  
49 BACHELLER AVENUE  
PROVIDENCE, RI 02904

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SCALE:  
1" = 50'-0"

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CONTENTS:  
200' RADIUS  
MAP



154 / 162 COLONIAL ROAD  
PROVIDENCE, RHODE ISLAND

RAMZI J. LOQA, P.E.  
49 BACHELLER AVENUE  
PROVIDENCE, RI 02904

SCALE:  
1" = 50'-0"

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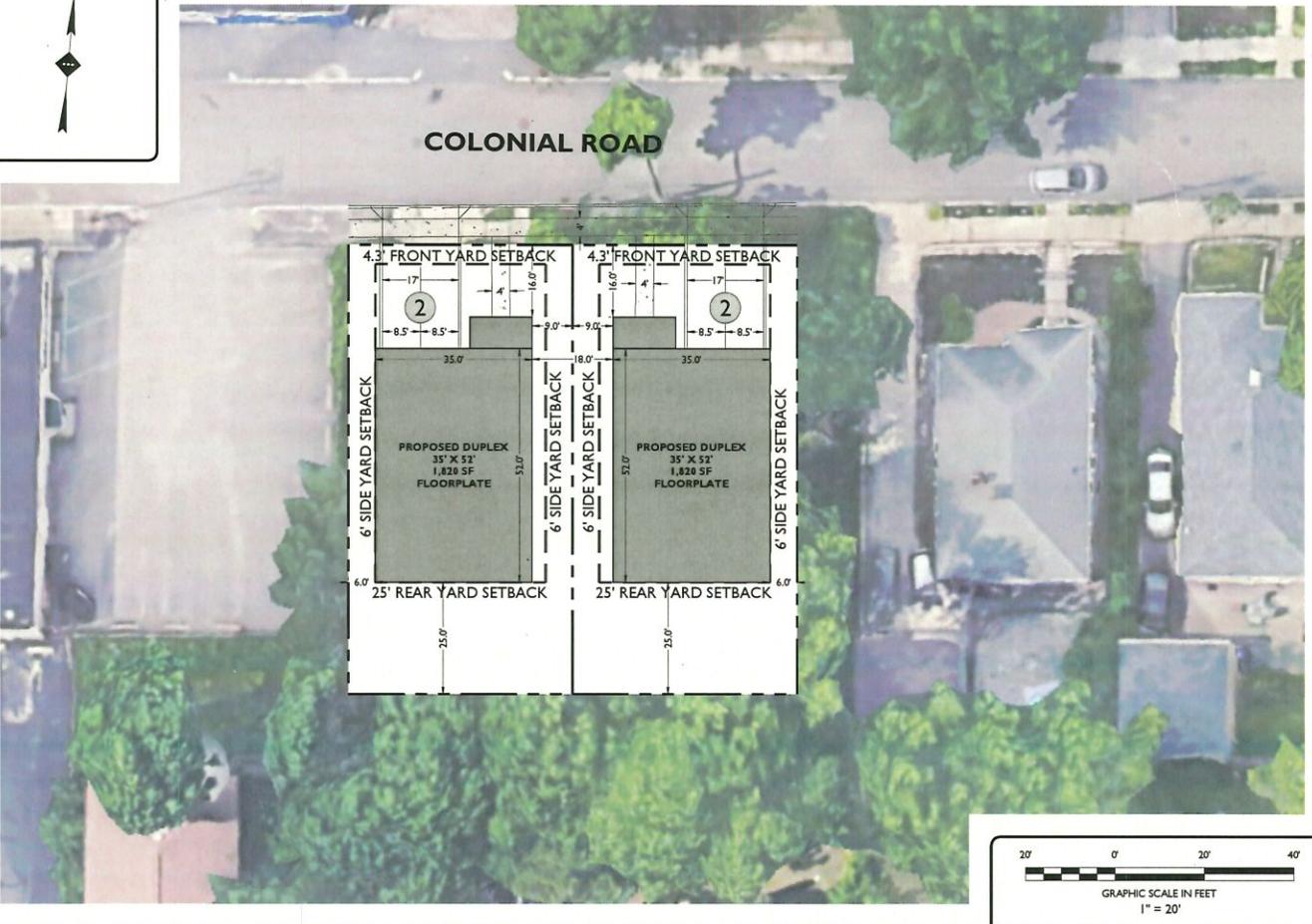
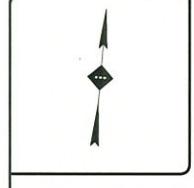
For illustration purposes only



For Illustration purposes only



For illustration purposes only



2:44:40 PM 10/20/2023 131181 Project Location: 14441 Colonial Road, Princeton, NJ 08542  
 14441 Colonial Road, Princeton, NJ 08542  
 14441 Colonial Road, Princeton, NJ 08542



**CONCEPT PLAN**

**PROPOSED RESIDENTIAL DEVELOPMENT**

14441 COLONIAL ROAD  
PRINCETON, NJ 08542

**DRAFT**

NOT APPROVED FOR CONSTRUCTION

DRAWN BY: ECG  
CHECKED BY: JMC  
DATE: 06/09/23  
SCALE: (N) 1" = 20'

PROJECT ID: 805220134  
TITLE:  
**CONCEPT E**

SHEET:  
**E-1**