

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2004-42

ORDINANCE
PRESENTED TO COUNCIL
FIRST READING
IN CITY COUNCIL

No. 545 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 27 OF
THE ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED "THE CITY OF
PROVIDENCE ZONING ORDINANCE" APPROVED JUNE 27, 1994, AS AMENDED

Approved November 8, 2004

Be it ordained by the City of Providence:

Section 1: Chapter 27 of the Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance" approved June 27, 1994, as amended, is further amended by changing the zoning district designation of Zoning District Map 29, Lot 520, as shown on the accompanying map, from R-3 to C-2.

Section 2: This Ordinance shall take effect upon passage.

CLERK
CITY CLERK
JAMES J. MURPHY
JAMES J. MURPHY
JAMES J. MURPHY

IN CITY COUNCIL
OCT 21 2004
FIRST READING
READ AND PASSED

APPROVED

MAYOR

11/8/04

IN CITY
COUNCIL
NOV 4 2004
FINAL READING
READ AND PASSED

ACTING PRESIDENT
CLERK

THE CITY CLERK
JAMES J. MURPHY
JAMES J. MURPHY
JAMES J. MURPHY

No.

CHAPTER
AN ORDINANCE

READ AND PASSED
FIRST READING
IN CITY COUNCIL

IN CITY COUNCIL

JUN 3 2004

FIRST READING

REFERRED TO COMMITTEE ON
ORDINANCES

Michael R. Albert CLERK

THE COMMITTEE ON

Admires

Recommends

Ann M. Steen

CLERK

8-26-04 - Schedule P Hrg
9-20-04 - PHrg held

THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Ann M. Steen

Clerk

10-13-04

Council President Honorable

This area to be
changed to C2

C4

WASHINGTON ST

R3

C2

Plat: 29
Lot: 520
498 Washington St

C2

HOOD ST





Providence City Plan Commission

DAVID N. CICILLINE
Mayor

May 21, 2004

Honorable Rita Williams, Chair
Ordinance Committee
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Anna Stetson, Second Deputy City Clerk

Re: Petition to change zoning designation of 498 Washington Street, Assessor's Plat 29, Lot 520, from Residential Three-Family ("R-3") zoning district to a General Commercial ("C-2") zoning district.

Dear Councilwoman Williams:

At a regular meeting of the City Plan Commission on May 18, 2004, and pursuant to Section 1100 of the City of Providence Zoning Ordinance Chapter 1994-24, No. 365, as amended, the Commission reviewed a proposal for the above-captioned amendment to the Ordinance. The Commission voted unanimously as described below to make certain findings of fact and to recommend that the petition be approved.

Findings of Fact

Article XI of the Zoning Ordinance requires that in order for the CPC to make a positive recommendation on amendments to the Ordinance, it must demonstrate consistency with the Comprehensive Plan and with the purposes of zoning as listed in Section 100 of the Ordinance.

1. The amendment is consistent with the *Comprehensive Plan* in that this area of the City is designated "General Commercial" (C-2) uses.
2. The amendment is consistent with the purposes of zoning as listed in Section 100 of the Ordinance.

Recommendation

The CPC recommends to the Committee on Ordinances that the requested zone change be approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Ise", written over the printed name.

Christopher J. Ise
Administrative Officer

cc: Carol Lombardi

Anna Stetson

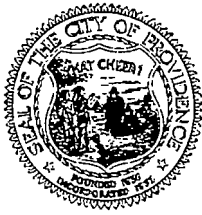
From: Christopher Ise
Sent: Tuesday, May 25, 2004 10:06
To: Anna Stetson
Subject: 498 Washington Street

Anna-
Councilman Lombardi is aware of this zoning change and is going to sponsor it.

Christopher J. Ise
Department of Planning & Development
400 Westminster Street
Providence, RI 02903
401-351-4300 ext. 521
cise@providenceri.com

Lombardi
oh
AMS
5/28/04

5/25/2004



Department of Planning and Development

DAVID N. CICILLINE
Mayor

September 3, 2004

Michael R. Clement
City Clerk
City Hall
Providence, RI 02903
Attn: Anna Stetson, Second Deputy City Clerk

Re: Zoning Change, Map 29, Lot 520

Dear Mr. Clement:

Attached is documentation relative to the public hearing for the City Council Ordinance Committee's consideration of a zoning district change for Zoning Map 29, Lot 520:

- The submission to the Providence Journal to advertise the public hearing on September 9, 2004, September 15, 2004, and September 20, 2004
- A copy of the notice that was sent to parties in and within 200 feet of the area proposed for rezoning
- The Certified Mail receipts for the mailing to the above-mentioned parties; the letters were postmarked and mailed on September 3, 2004.

Please retain this documentation in your files relating to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Azar", followed by a horizontal line.

Robert E. Azar, AICP
Principal Planner

CITY OF PROVIDENCE
CITY COUNCIL COMMITTEE ON ORDINANCES
NOTICE OF PUBLIC HEARING

Notice is hereby given pursuant to Rhode Island General Laws 45-24-51 and 45-24-53 that a Public Hearing will be held by the City Council Committee on Ordinances which shall meet in the City Council Chambers, 3rd Floor, City Hall, Providence, Rhode Island on MONDAY, SEPTEMBER 20, 2004 at 6:00 p.m. to consider the following proposed ordinances:

1. Chapter 27 of the Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance" approved June 27, 1994, as amended, is further amended by changing the zoning district designation of Zoning District Map 29, Lot 520, as shown on the accompanying map, from R-3 to C-2.

INSERT MAP

2. 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 further amended by changing the zoning district designation of Zoning Map 89, Lot 4, as shown on the accompanying map, from R-2 to C-1.

INSERT MAP

3. 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 further amended by changing the zoning district designation of Zoning Map 105, Lot 300, as shown on the accompanying map, from R-3 to C-2.

INSERT MAP

4. 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 further amended as summarized below, and as shown on the accompanying map:
 - Section 101.7: Remove language referring to the boundary of the DD Downcity District as being the same as the D-1 District.
 - Section 103: Insert language stating that there are three series of official zoning maps, including a new map for the "DD Downcity District."
 - Section 502: Replace references to "A Streets" and "B Streets" with references to "A-Street Lots" and "B-Street Lots." Change existing regulations that apply to "A Streets" and "B Streets" so that they apply to "A-Street Lots" and "B-Street Lots." Modify references to "Retail Frontage" to eliminate confusion and to ensure consistency with the zoning map.
 - Sections 1000.1, 1000.20, 1000.118: The definitions for "A Streets" and "B Streets" are change to be definitions for "A-Street Lots" and "B-Street Lots." The definition of "Retail Frontage" is modified for consistency with Section 502 and with the zoning map.
 - Remove text stating "Lots subject to 'A' Street Regulations" and "Retail Frontages", and references to such text on the zoning map.
 - Adopt the attached map that depicts the Downcity District as part of the official zoning map.

INSERT MAP

All persons or agencies interested in the above listed ordinances will have an opportunity to be heard and/or to submit communication in writing. Copies of the proposed ordinances and information thereon may be obtained prior to the Hearing at the City Clerk's Office, Providence, City Hall, 25 Dorrance Street, Providence, Rhode Island, 02903 between the hours of 8:30 o'clock A.M. and 4:00 o'clock P.M. on regular business days.

This proposed ordinance may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the hearing.

Offices and City Council Chambers are accessible to individuals with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Office of Neighborhood Services at 421-7768 not less than 48 hours in advance of the hearing date.

PER ORDER THE COMMITTEE ON ORDINANCES

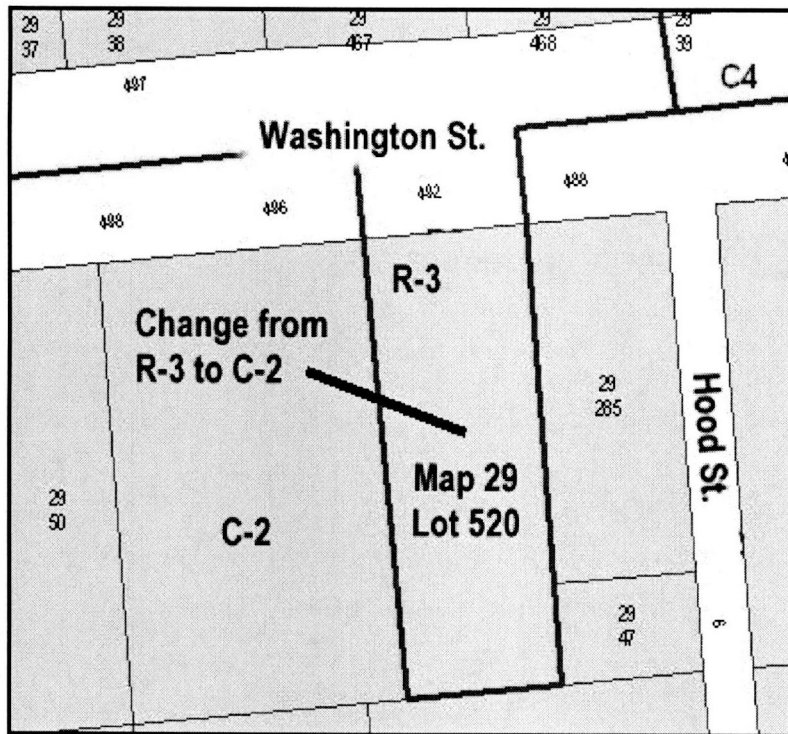
Councilwoman Rita M. Williams, Chairwoman
Councilman Patrick K. Butler, Vice-Chairman
Councilwoman Balbina A. Young
Councilman Terrence M. Hassett
Councilman David A. Segal

MICHAEL R. CLEMENT
CITY CLERK

(Display Ad - Black Border All Around)

(3 Columns by whatever depth necessary)

(For insertion in Providence Journal Metro Edition, week of September 6, 2004, week of September 13, 2004, and *on* September 20, 2004)

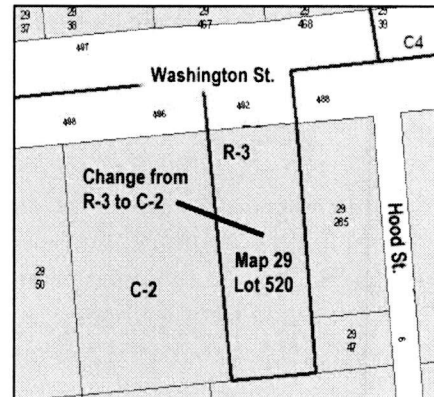


**CITY OF PROVIDENCE
CITY COUNCIL COMMITTEE ON ORDINANCES
NOTICE OF PUBLIC HEARING**

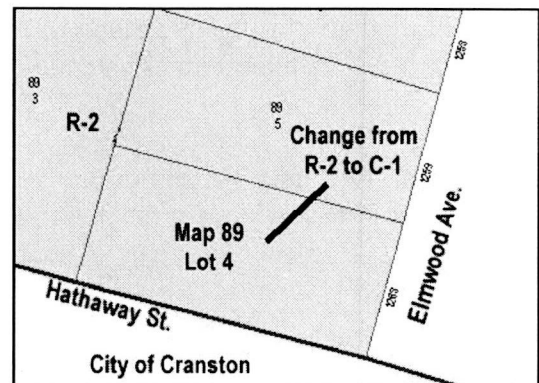
You have been sent this notice because the most recent tax assessment records indicate that you own either property proposed for rezoning or property that is within 200 feet of property proposed for rezoning.

Notice is hereby given pursuant to Rhode Island General Laws 45-24-51 and 45-24-53 that a Public Hearing will be held by the City Council Committee on Ordinances which shall meet in the City Council Chambers, 3rd Floor, City Hall, Providence, Rhode Island on MONDAY, SEPTEMBER 20, 2004 at 6:00 p.m. to consider the following proposed ordinances:

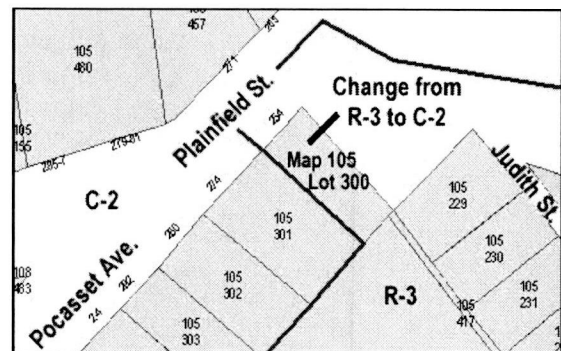
1. Chapter 27 of the Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance" approved June 27, 1994, as amended, is further amended by changing the zoning district designation of Zoning District Map 29, Lot 520, as shown on the accompanying map, from R-3 to C-2.



2. 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 further amended by changing the zoning district designation of Zoning Map 89, Lot 4, as shown on the accompanying map, from R-2 to C-1.



3. 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 further amended by changing the zoning district designation of Zoning Map 105, Lot 300, as shown on the accompanying map, from R-3 to C-2.



- Section 101.7: Remove language referring to the boundary of the DD Downcity District as being the same as the D-1 District.
- Section 103: Insert language stating that there are three series of official zoning maps, including a new map for the "DD Downcity District."
- Section 502: Replace references to "A Streets" and "B Streets" with references to "A-Street Lots" and "B-Street Lots." Change existing regulations that apply to "A Streets" and "B Streets" so that they apply to "A-Street Lots" and "B-Street Lots." Modify references to "Retail Frontage" to eliminate confusion and to ensure consistency with the zoning map.
- Sections 1000.1, 1000.20, 1000.118: The definitions for "A Streets" and "B Streets" are change to be definitions for "A-Street Lots" and "B-Street Lots." The definition of "Retail Frontage" is modified for consistency with Section 502 and with the zoning map.
- Remove text stating "Lots subject to 'A' Street Regulations" and "Retail Frontages", and references to such text on the zoning map.
- Adopt the attached map that depicts the Downcity District as part of the official zoning map.

All persons or agencies interested in the above listed ordinances will have an opportunity to be heard and/or to submit communication in writing. Copies of the proposed ordinances and information thereon may be obtained prior to the Hearing at the City Clerk's Office, Providence, City Hall, 25 Dorrance Street, Providence, Rhode Island, 02903 between the hours of 8:30 o'clock A.M. and 4:00 o'clock P.M. on regular business days.

This proposed ordinance may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the hearing.

Offices and City Council Chambers are accessible to individuals with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Office of Neighborhood Services at 421-7768 not less than 48 hours in advance of the hearing date.

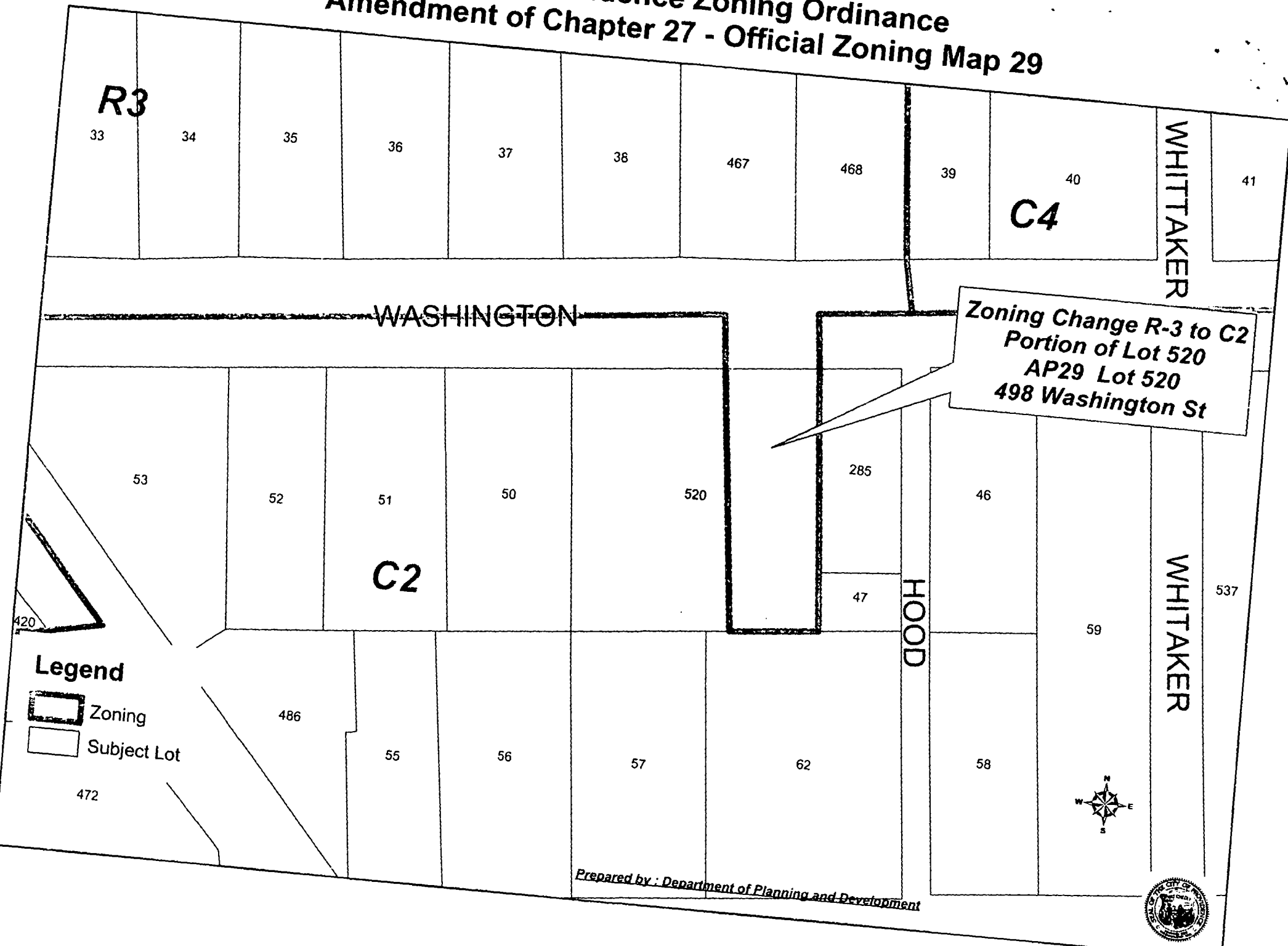
PER ORDER THE COMMITTEE ON ORDINANCES

Councilwoman Rita M. Williams, Chairwoman
Councilman Patrick K. Butler, Vice-Chairman
Councilwoman Balbina A. Young
Councilman Terrence M. Hassett
Councilman David A. Segal

MICHAEL R. CLEMENT
CITY CLERK

Angel Taveras
Brown Rudnick Berlack
Israels
121 South Main St.
Providence, RI
02903
401-276-2658

City of Providence Zoning Ordinance Amendment of Chapter 27 - Official Zoning Map 29



Prepared by: Department of Planning and Development

