

CHAPTER 2024-7

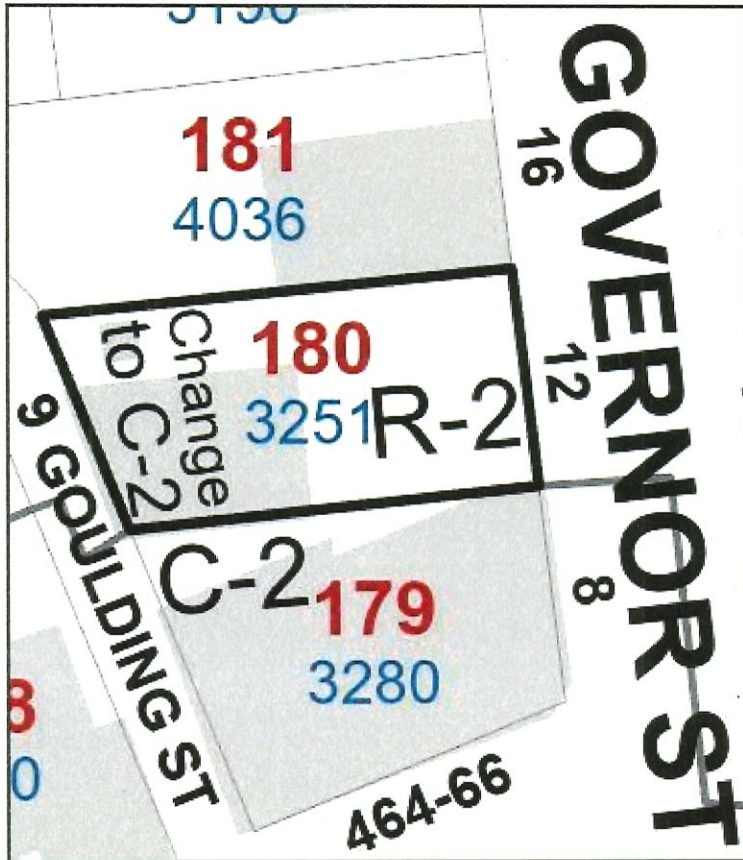
No. 98

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 17, LOT 180 (12 GOVERNOR STREET), FROM R-1 TO C-2

Approved March 13, 2024

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 17, Lot 180 (12 Governor Street), from R-1 to C-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
FEB 15 2024
FIRST READING
READ AND PASSED

Sina L. Mastrosianni
CLERK

IN CITY COUNCIL
MAR 07 2024
FINAL READING
READ AND PASSED

Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Sina L. Mastrosianni
CLERK

I HEREBY APPROVE.

Scott P. Sini
Mayor

Date: 3/13/2024

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, Joshua Miller, Operating Manager of DWTDT, LLC hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for the property located at 12 Governor Street, Assessor's Plat 17, Assessor's Lot 180, and shown on the accompanying map, from its current zoning designation of R-2 to a proposed zoning designation of C-2.

STEPHEN M. LITWIN

Attorney at Law

September 22, 2023

Department of the City Clerk
Providence City Hall
25 Dorrance Street
Providence, Rhode Island 02903

Re: 12 Governor Street: Plat 17 Lot 180

Dear Sir/Madam:

Enclosed, please find an application, submitted on behalf of DWTDT, LLC, the owner of 12 Governor Street, requesting a Zone Change for this parcel from its' existing R-2 designation to a C-2 designation.

Please advise if anything further is needed.

Thank you.

Very truly yours,



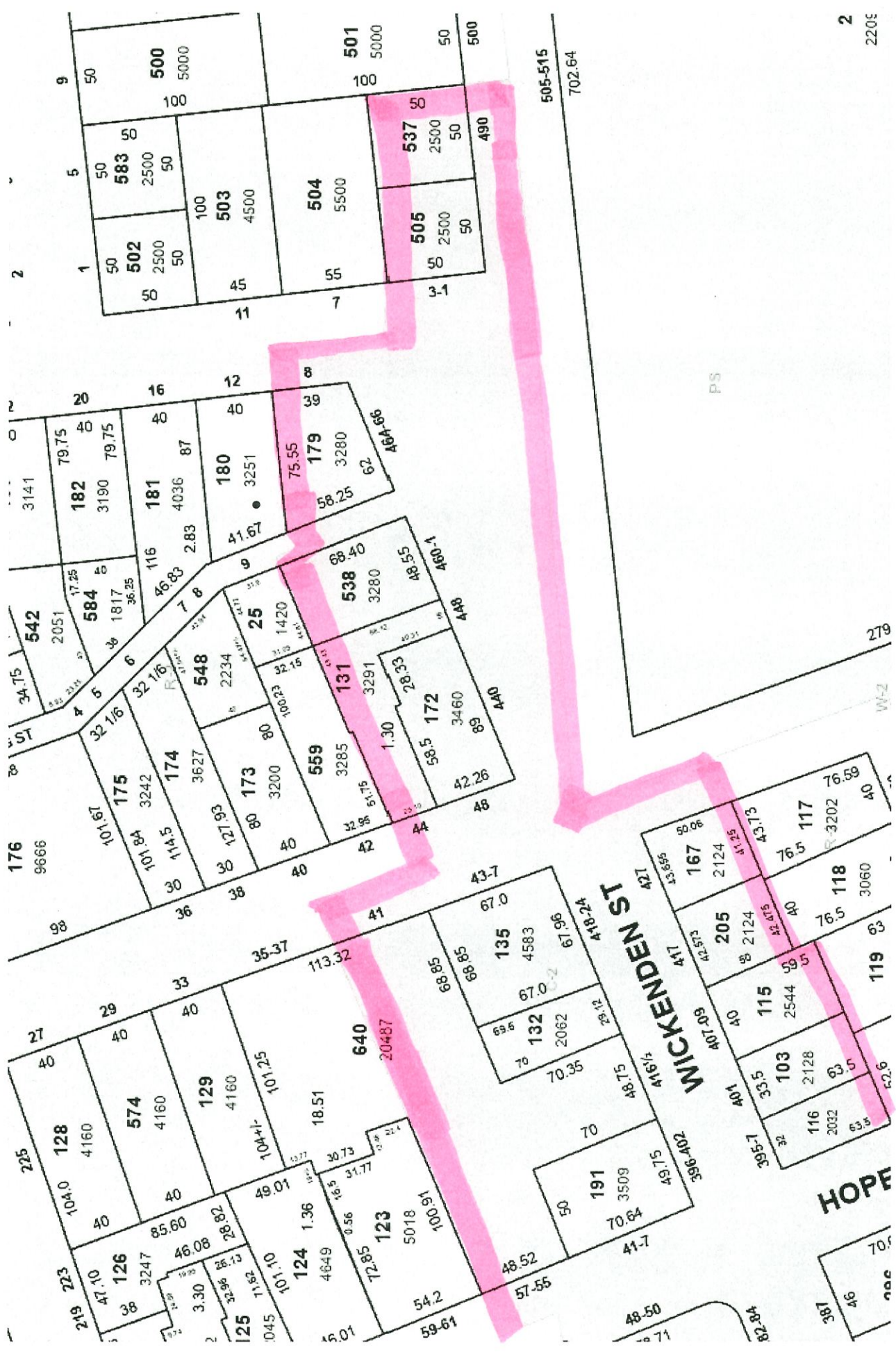
Stephen M. Litwin

SML:scl
Enclosure

116 Orange Street, Providence, Rhode Island 02903
Telephone: 401-273-5155 TeleFax: 401-273-5751
E-mail: attysml@aol.com

PLAT 17 LOT 180

BEFORE



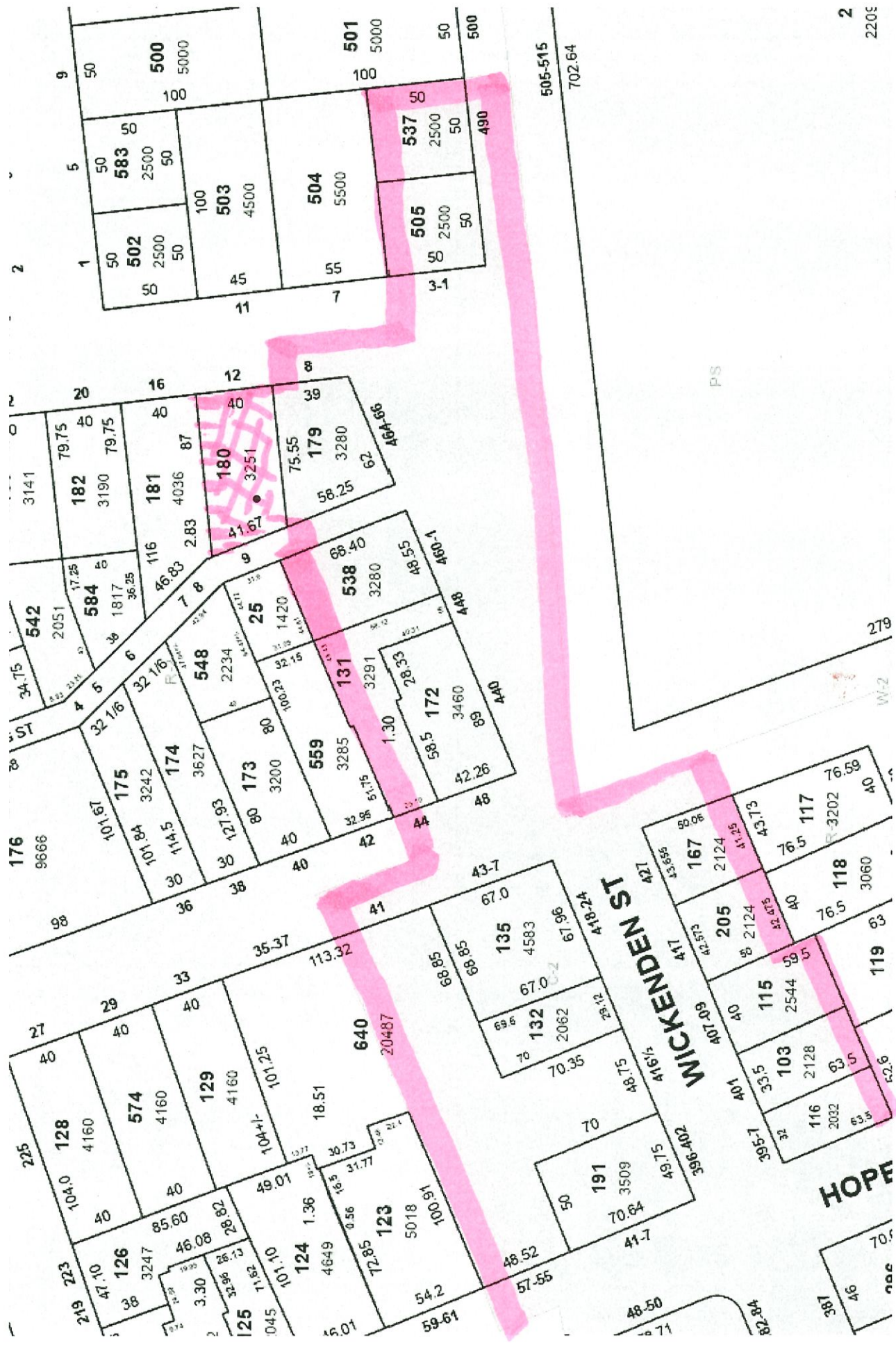
The information shown on this map is for informational purposes only. It is not intended to be used for legal, tax, or other purposes. All information is subject to change without notice. Providence City and Information System. Date: 8/2003

PROVIDENCE, RHODE ISLAND
 PROVIDENCE THE CREATIVE CAPITAL
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 JOSE E. GONZA, MAYOR | BONNIE NEKORSKI, AICD, DIRECTOR

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 220E

PLAT 17 LOT 180

AFTER



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL

DEPARTMENT OF PLANNING AND DEVELOPMENT

JORGE O. GORZA, MAYOR | EDWIN HICKERSON AICP, DIRECTOR

Scale: 1 inch = 100 feet

This information is provided for informational purposes only. It is not intended to constitute an offer of any financial product or service, nor is it intended to be used as a basis for any investment decision. The information is provided by the Providence Planning and Development Department. Providence Planning and Development Department, 100 Water Street, Providence, RI 02903. Providence.gov for more information. System Date: 6/20/2023

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CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

November 15, 2023

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

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3560 – Petition to rezone 12 Governor Street
(AP 17 Lot 180) from R-2 to C-2**

Petitioner: DWTDT LLC, c/o Joshua Miller

Dear Councilman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on November 14, 2023, requesting to rezone 12 Governor Street from R-2 to C-2.

FINDINGS OF FACT

The petitioner is requesting a rezoning of the subject lot from R-2 to C-2. Although zoned residential, the lot is occupied by a restaurant and the rezoning would render it a conforming use. The lot is adjacent to the C-2 zone on Wickenden Street to the south. In addition to residential development, the CPC noted that there are a mix of uses on this portion of Governor Street including commercial, mixed use and housing, which can be observed to the north and east of the subject lot. Given the mix of uses and the commercial nature of the subject lot, the CPC found that it would be appropriate to rezone to C-2 as it would allow for operation of the use by right.

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 to be one intended for medium density residential uses in proximity to neighborhood commercial development. As discussed, the rezoning would be appropriate as the zone change would allow for a use that is consistent with the neighborhood's character. Therefore, the CPC found that the rezoning would be consistent with the intent of the comprehensive plan.

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

The CPC found that rezoning the lot would be appropriate and that it 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.

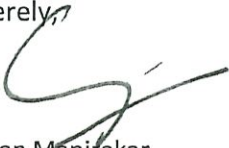
RECOMMENDATION

On a motion by Commissioner Verdi, seconded by Commissioner Lipschitz, the CPC voted to make a positive recommendation to the City Council to rezone the lot to C-2.

The CPC voted as follows:

Aye: N. Verdi, C. Lipschitz, W. Sherry, M. Gazdacko

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Manjrekar', written over a horizontal line.

Choyon Manjrekar
Administrative Officer