

CHAPTER 2018-40

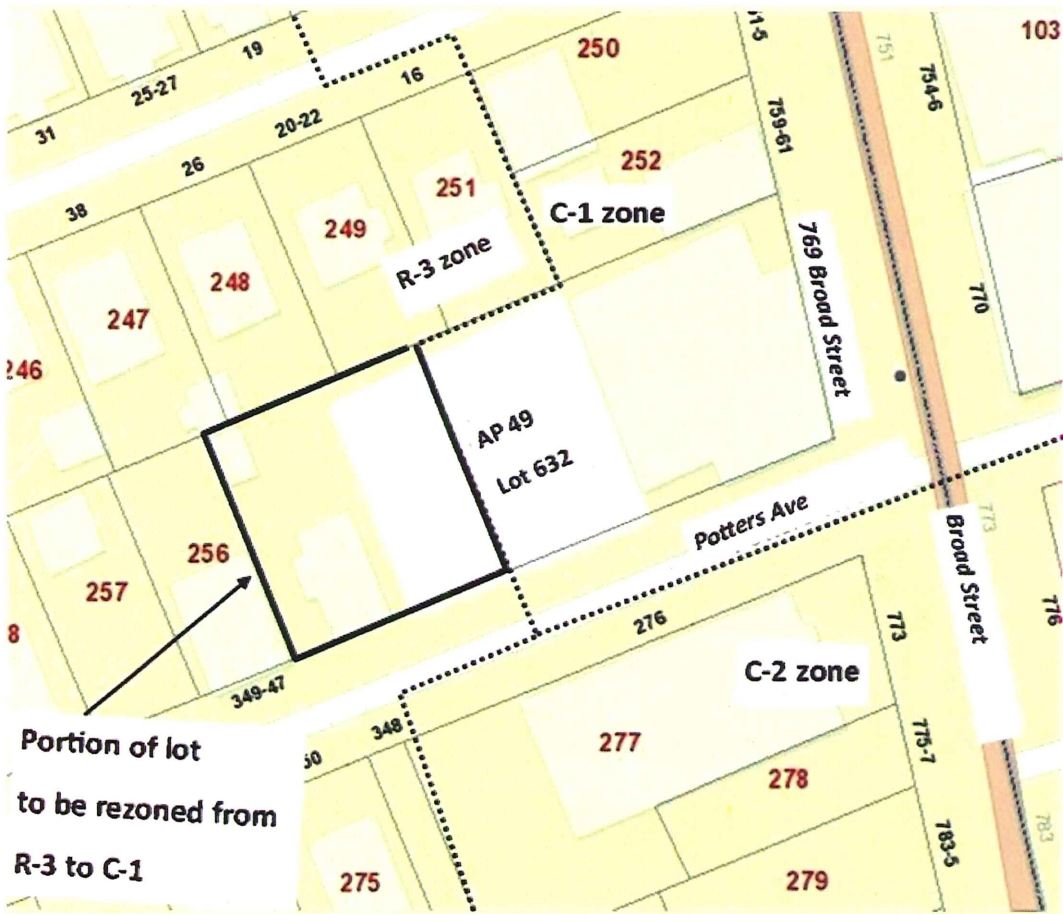
No. 399

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 OF ASSESSOR'S PLAT 49, LOT 632 (769 BROAD STREET) FROM C-1 AND R-3 TO C-1

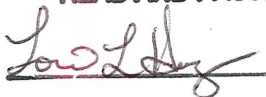
Approved July 27, 2018

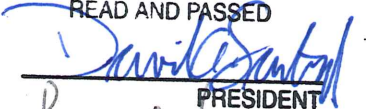
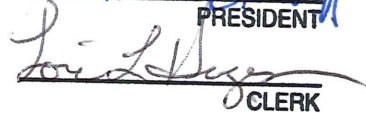
Be it ordained by the City of Providence:

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 of Assessor's Plat 49, Lot 632 (769 Broad Street) from C-1 and R-3 to C-1. The applicant shall bring the entire site into conformance with Article 15 of the ordinance under the supervision of the City Forester.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
JUL 05 2018
FIRST READING
READ AND PASSED
 CLERK

IN CITY COUNCIL
JUL 23 2018
FINAL READING
READ AND PASSED
 PRESIDENT
 CLERK

I HEREBY APPROVE.

Mayor
Date: 7/27/18

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

P & P Realty

Jimme Lim

152 East Hill Drive

Cranston, Rhode Island 02920

RE: 769 Broad Street

Old Lot: Plat 49 Lots 527,573,254,255

New Lot: Plat 49 Lot 632

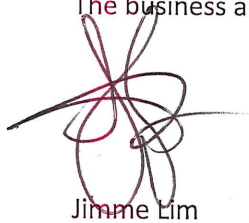
To whom it may concern:

I, Jimme Lim, the owner of 769 Broad Street, I am requesting a Zoning Petition to change the current Zone from C-1 and R-3 to C-1.

The property originally had 4 lots and is currently 1 lot. The previous lots had been occupied by commercial establishments. The lots were merged in 2017.

I am requesting that the new lot 632 be condensed into 1 zoning distinction of C-1. This will help elevate any zoning violations. The current R-3 & C-1 line running through the lot is dividing my property. R-3 does not allow parking and creates crowding on the street. This new lot with a C-1 will correct overcrowding in the street. The lot will conform to all landscaping and lighting requirements of zoning.

The business and apartments have been established for many years.



Jimme Lim

200' RADIUS
PLAN

769 BROAD ST.
PROVIDENCE, RI.
02907

OWNER/APPLICANT
P & P REALTY LLC
152 EAST HILL DRIVE
CRANSTON, RI 02920
TEL. (401) 954-7982

PLAT:
49
LOTS:
632
ZONING:
C1 & R3
LEGAL USE: MIXED
PROP. USE: MIXED

DESIGNER
EUGENIO OVALLE
23 JOSLIN ST.
PROVIDENCE, RI 02909
TEL. 401-430-0566

GENERAL NOTE:
THIS PLAN IS A PRELIMINARY DESIGN. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING DEVELOPMENT.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/25/18	ISSUED

200' RADIUS PLAN

SHEET NO.
S-1

DRAWN BY: SBD
PROJECT NO.: 111
SCALE: AS NOTED
DATE: 10/25/18
SHEET TITLE:

NORWICH AVENUE

GLADSTONE STREET

POTTERS AVENUE

REYNOLDS AVENUE

BROAD STREET



200' RADIUS PLAN
SCALE: 1" = 66' 0"

200' RADIUS
PLAN

769 BROAD ST.
PROVIDENCE, RI
02907

OWNER/APPLICANT

P & P REALTY LLC
152 EAST HILL DRIVE
CRANSTON, RI 02920
TEL. (401) 954-7982

PLAT: 49
LOTS: 632
ZONING: C1 & R3
LEGAL USE: MIXED
PROP USE: MIXED

DESIGNER
EUGENIO OVALLE

23 JOSLIN ST.
PROVIDENCE, RI 02909
TEL. 401 430-0596

GENERAL NOTE

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. USE AMOUNTED DIMENSIONS ONLY.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. IN CASE OF VARIANCES OR DISCREPANCIES
NOTED BY DESIGNER FOR RESOLUTION,
REFER TO DIMENSIONS OF THE WORK.

REVISIONS

REVISIONS

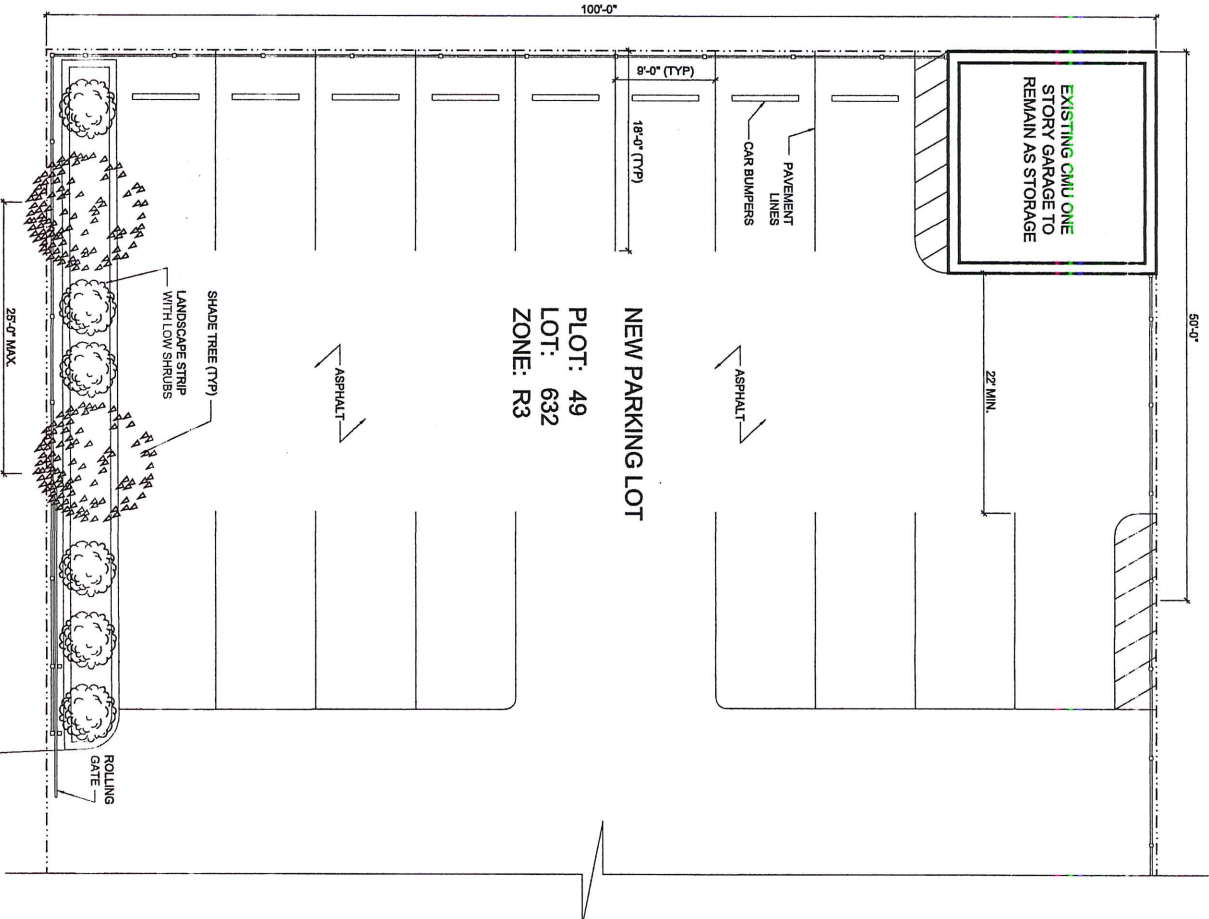
DATE	SCALE	BY
10/26/18	AS NOTED	SSD
11/1	DATE	PROJECT NO.

PLOT PLAN

SHEET NO.

A-1

Scale: 1/8" = 1'-0"



PROPOSED PARKING LOT

SCALE: 1/8" = 1'-0"

PROPERTY LINE & BUILDING LOCATION ARE
BASED ON FIELD MEASUREMENTS AND IS
APPROXIMATE IN NATURE

POTTERY AVENUE

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
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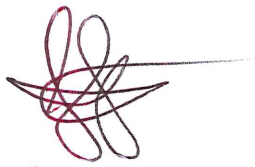
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The business and apartments have been established for many years.



Jimme Lim

where general commercial and residential uses are located in proximity to each other. Therefore, the rezoning would be consistent with the intent of the comprehensive plan if the applicant were to bring the lot into conformance with the landscaping requirement under the supervision of the City Forester.

Given the character of the surroundings and the current use of the lot, the CPC found that rezoning this portion of the lot would be appropriate if the applicant were to landscape the site. The CPC found 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

Based on the foregoing discussion, the CPC voted to recommend that the City Council approve the proposed zone change subject to the following condition:

The applicant shall bring the entire site into conformance with Article 15 of the ordinance under the supervision of the City Forester.

Sincerely,


Choyon Manjrekar
Administrative Officer

cc: Jimme Lim, P&P realty

PROPOSED BY
DATE FOR REVIEW
2017 JUN 25 5:20

FILED



City Plan Commission
Jorge O. Elorza, Mayor

June 21, 2017

Councilman Terrence M. Hassett
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Lori Hagen, City Clerk

Re: Referral 3417-Petition to rezone a portion of AP 49 Lot 632 from R-3 to C-1

Petitioner: P & P Realty c/o Jimme Lim

Dear Councilman Hassett:

The City Plan Commission (CPC) reviewed the proposed zoning change to rezone a portion of the subject lot from R-3 to C-1 at a regular meeting on June 20, 2017. The site is currently occupied by a laundromat with associated parking. The applicant demolished a residential building and expanded the parking lot into the residential zone. The change is being requested to remove the violation associated with the parking lot expansion.

FINDINGS OF FACT

The portion of the lot proposed for rezoning is zoned R-3 and used for parking and indicated on the attached map. The remainder of the lot is zoned C-1 and provides parking for a business owned by the applicant. The area proposed for rezoning is located approximately 140 feet off Broad Street, which is a busy commercial corridor. The rezoning is intended to consistently zone the lot, and the rezoned portion will continue to be used for parking.

The CPC was concerned that the applicant expanded the parking lot into a residential zone. It is the CPC's opinion that the lot's effect on surroundings would be reduced if the applicant were to come into conformance with the landscaping requirement. This would include installation of a planting strip as well as interior plantings required for parking lots.

The CPC found it conceivable that the proposed rezoning would not have a negative effect on adjacent property if the applicant would buffer the lot from surroundings by coming into conformance with the landscaping requirement. 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

DEPARTMENT OF PLANNING AND DEVELOPMENT
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www.providenceri.com