

**City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

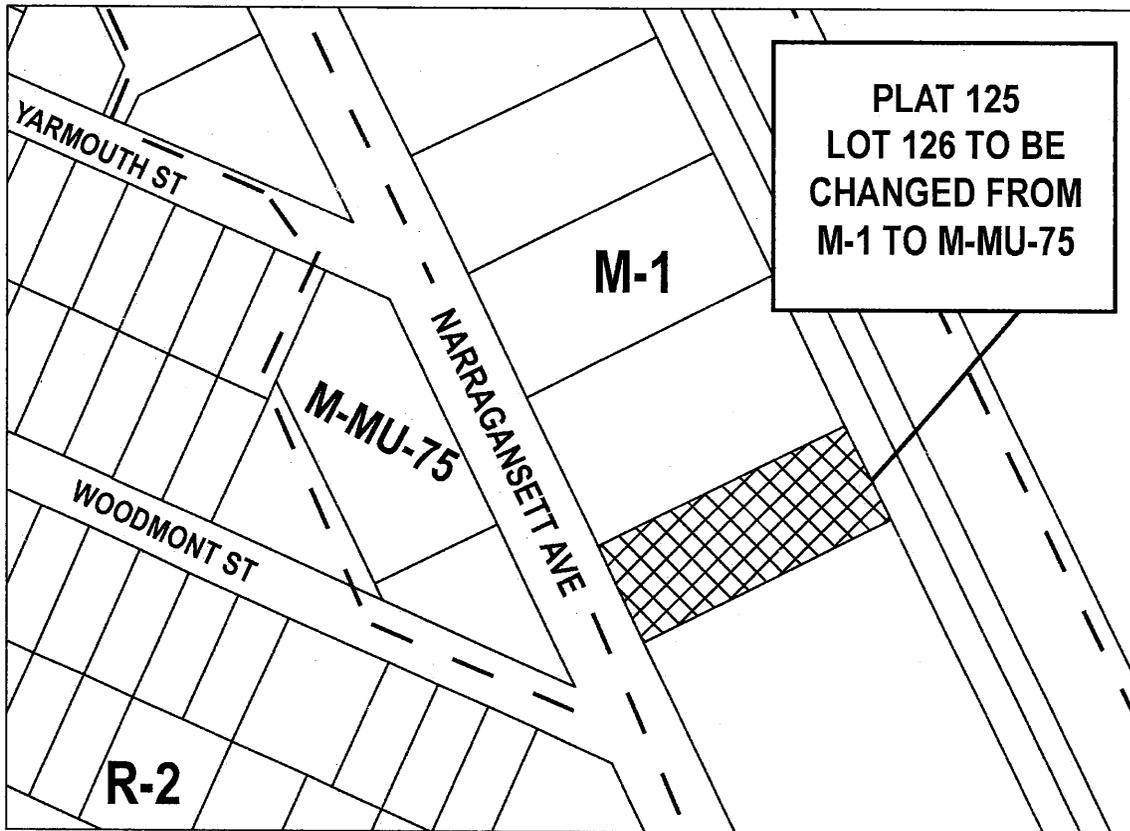
**CHAPTER 2019-21**

No. 299    **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 OFFICIAL ZONING MAP FOR PLAT 125, LOT 126, FROM M-1 TO M-MU-75**

Approved May 30, 2019

*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 Official Zoning Map for plat 125, lot 126, from M-1 to M-MU-75, as shown on the accompanying map.



**SECTION 2:** This Ordinance shall take effect upon passage.

**IN CITY COUNCIL  
MAY 16 2019  
FIRST READING  
READ AND PASSED**

*Shawn Selleck* CLERK

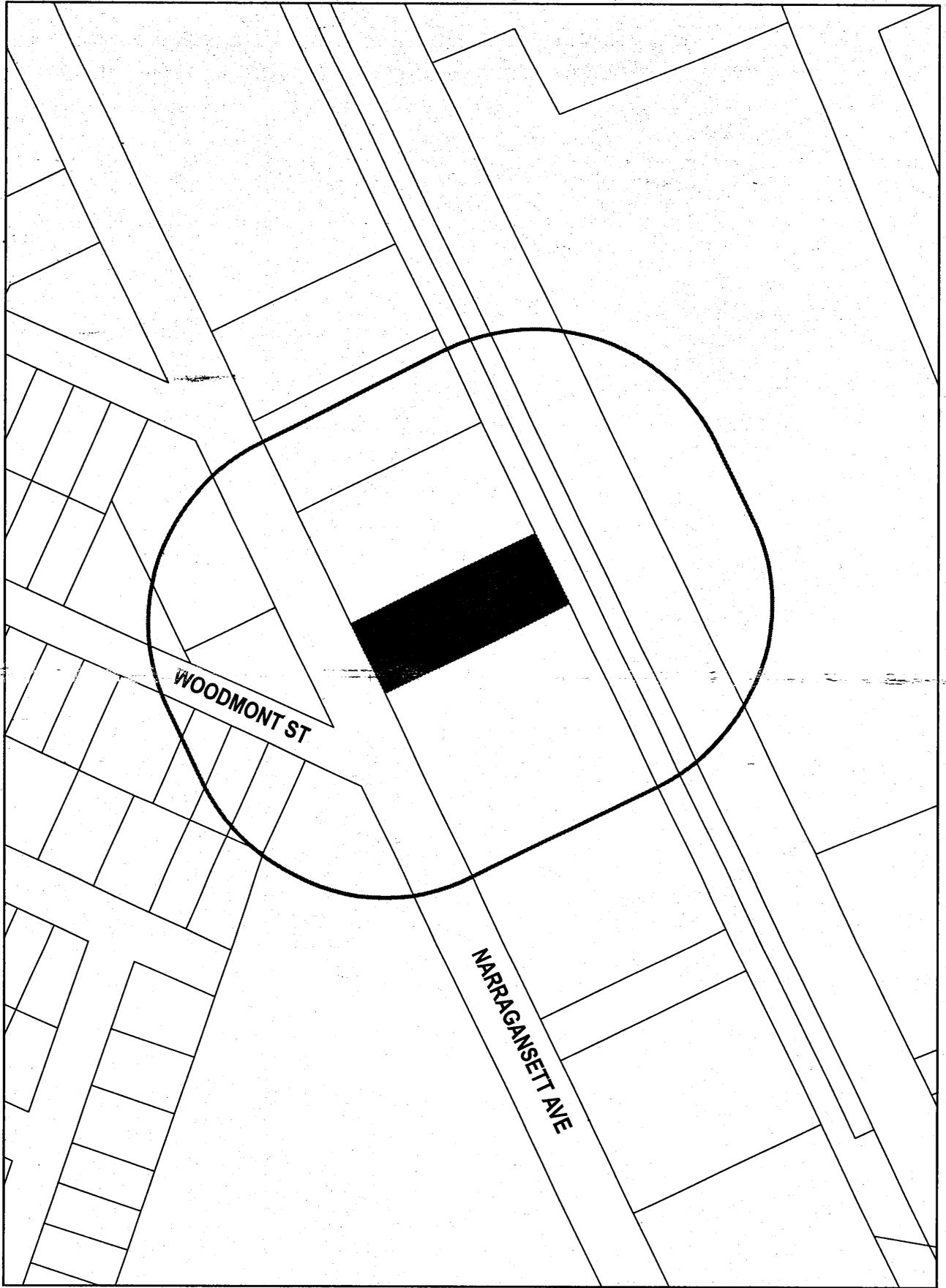
**IN CITY  
COUNCIL**

**MAY 23 2019  
FINAL READING  
READ AND PASSED**

*Sabrina Mato*  
PRESIDENT  
*Tina L. Mastroianni*  
ACTING CLERK

**I HEREBY APPROVE.**

*[Signature]*  
Mayor  
Date: 5/30/19





City Plan Commission  
Jorge O. Elorza, Mayor

April 26, 2019

Councilwoman Jo-Ann Ryan, Chair  
Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

Re: Referral 3450-Petition to rezone 92 Narragansett Ave (AP 125 Lot 126) from M-1 to M-MU 75

Petitioner: Iglesia Rio De Vida

Dear Chairwoman Ryan,

The City Plan Commission (CPC) reviewed the petition to rezone 92 Narragansett Ave (AP 125 Lot 126) from M-1 to M-MU 75. The CPC voted as described below to make certain findings of fact and to recommend that the petition be granted.

**FINDINGS OF FACT**

The applicant is proposing to rezone 92 Narragansett Ave (AP 125 Lot 126) from M-1 to M-MU 75. The subject lot is located in an industrial zone composed of industrial and business related development. It is the DPD's understanding that the applicant is pursuing the zone change in order to operate a place of worship—a use prohibited in the M-1 zone—on the subject lot.

This portion of Narragansett Ave is zoned M-1 to the east and M-MU 75 to the west. The zoning configuration resulting from the change would bring the M-MU 75 zone onto the eastern portion of Narragansett Ave. The CPC found that inclusion of the lot within the M-MU 75 zone would not have a negative impact on neighborhood character as the M-1 and M-MU 75 zones are adjacent to each other and allow for compatible uses.

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 business/mixed use development. The uses permitted in the M-1 and M-MU 75 zones are similar and encouraged in areas where business/mixed use development is intended by the plan. Therefore, the CPC found that the rezoning would be consistent with the intent of the comprehensive plan; and appropriate given the nature of the surroundings:

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
[www.providencert.com](http://www.providencert.com)

Rezone AP 125 Lot 126  
from M-1 to M-MU 75  
Referral 3450  
4/25/19

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 found the proposed change to be in conformance with the comprehensive plan and purposes of zoning. The CPC unanimously voted as follows to recommend that the City Council approve the change to rezone AP 125 Lot 126 from M-1 to M-MU 75.

N. Verdi AYE; C. West AYE; M. Gazdacko AYE; H. Bilodeau AYE; J. Opton-Himmel AYE; L. Torrado AYE;  
J. Elliott AYE

Sincerely,



Choyon Manjrekar  
Administrative Officer