

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2004-54

No. 640 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, BY AMENDING PROVIDENCE ZONING DISTRICT MAP NUMBER 23 OF THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT DESIGNATION OF LOTS 58 AND 59 AT 23 & 27 LINDEN STREET FROM R-3, THREE-FAMILY DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT.

OSWINNICK  
PREPARED TO COMMISSIONER  
FIRST READING  
IN CITY COUNCIL  
CLERK

Approved December 23, 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 hereby amended by changing the zoning district designation of Lots 58 and 59 of the Zoning District Map number 23 of the Official Zoning Maps from R-3, Three-Family District to C-2 General Commercial District.

Section 2: This Ordinance shall take effect upon passage.

IN CITY COUNCIL  
DEC 2 2004  
FIRST READING  
READ AND PASSED

Richard R. Clement CLERK

IN CITY COUNCIL

DEC 16 2004  
FINAL READING  
READ AND PASSED

John H. Hanrahan  
PRESIDENT  
Richard R. Clement  
CLERK

APPROVED

[Signature] 12/23/04

MAYOR

IN CITY COUNCIL  
NOV 6 2003  
FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES  
Clifford S. Went CLERK

THE COMMITTEE ON  
Advances  
Recommending  
Ann M. Stein  
CLERK  
2-10-04 - Schedule P Hwy  
3-23-04 - P Hwy held

IN CITY COUNCIL  
REFERRED BY  
FIRST READING  
CLERK

IN CITY COUNCIL  
REFERRED BY  
FIRST READING  
CLERK  
THE COMMITTEE ON  
ORDINANCES  
Approves Passage of  
The Within Ordinance  
Ann M. Stein  
CLERK  
11-22-04

Councilmen Brown & Hallett (By Request)



## Providence City Plan Commission

DAVID N. CICILLINE  
Mayor

November 26, 2003

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 23 and 27 Linden Street, Assessor's Plat 23, Lots 58 and 59, 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 November 18, 2003, 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 subject to the following conditions:

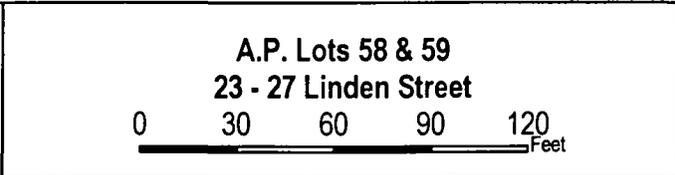
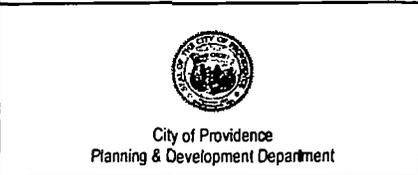
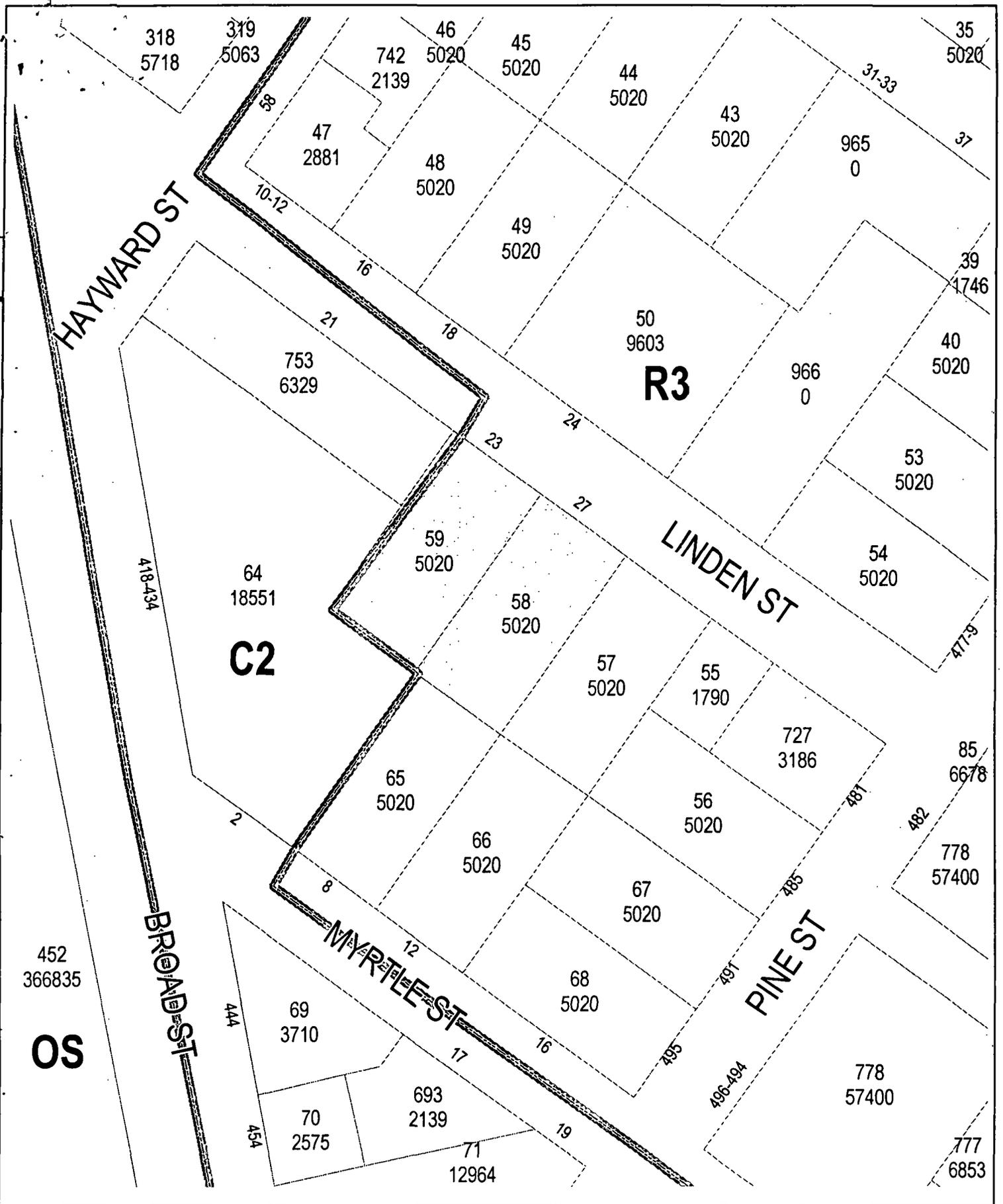
1. A restriction recorded in the Land Evidence Record that a landscape buffer of at least fifteen (15) feet wide running the length of Linden Street be created and maintained.
2. Site lighting for the parking that is proposed for the eventual use by 'Kentucky Fried Chicken' be designed in such a way that it is on poles of reasonable height that are shielded to direct light away from the residential area.

Sincerely,



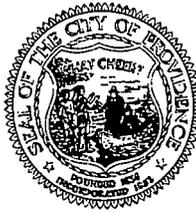
Christopher J. Ise  
Administrative Officer

cc: Thomas E. Deller, AICP, Executive Director, Providence Redevelopment Agency



**Legend**

Zoning



## Department of Planning and Development

DAVID N. CICILLINE  
Mayor

### MEMORANDUM

To: Michael Clement, City Clerk

From: ~~Thomas E. Deller, Director of Planning and Development~~

Re: Proposed Amendment to the Providence Zoning Ordinance

Date: October 24, 2003

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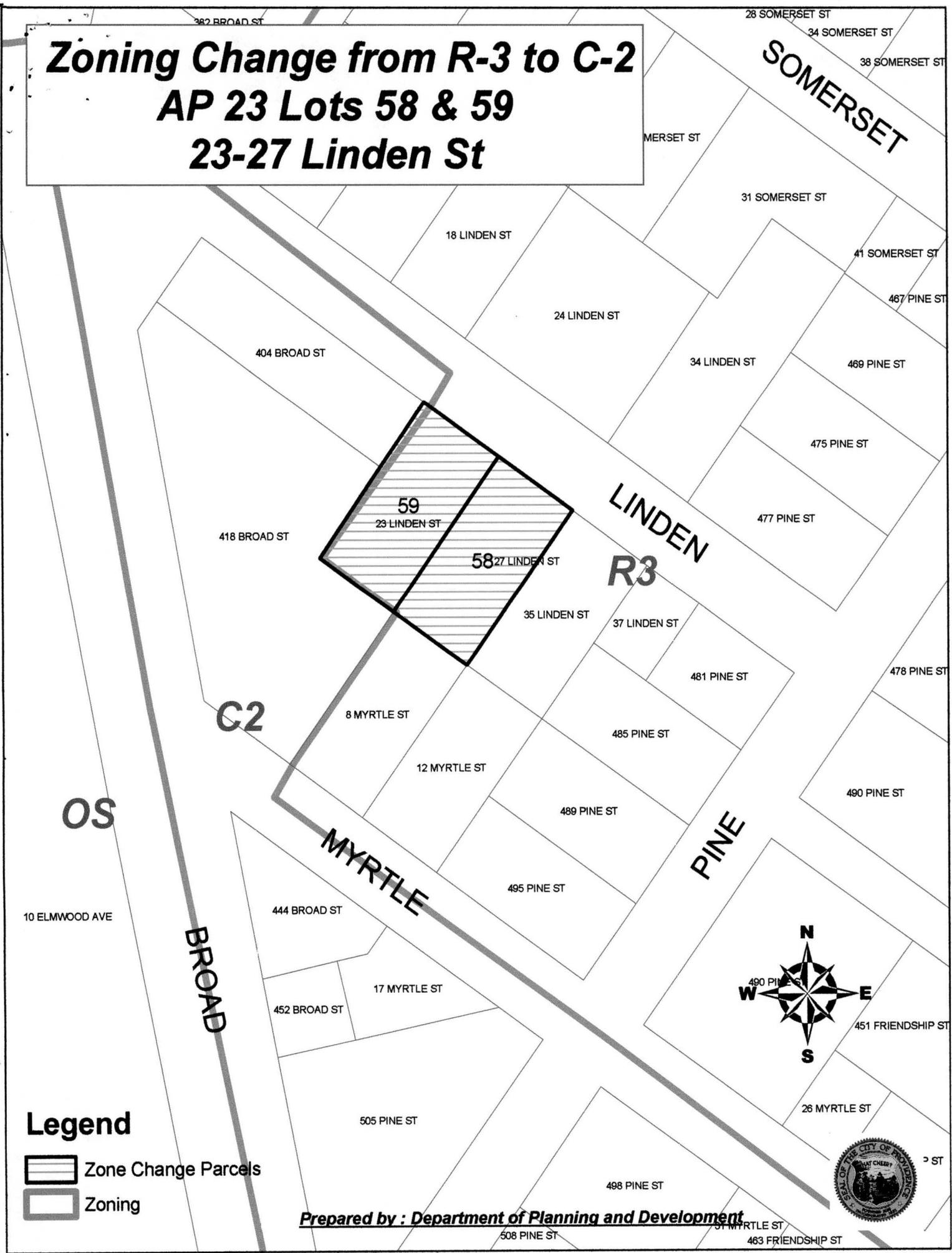
Attached are an original and one copy of a proposed amendment to Zoning District Map 23. Specifically, the proposed amendment is for the change of the zoning district designation of two lots, 58 and 59, from R-3 to C-2.

Councilman Luis Aponte and Councilman Terrence Hassett are sponsoring the Ordinance.

# Zoning Change from R-3 to C-2

## AP 23 Lots 58 & 59

### 23-27 Linden St



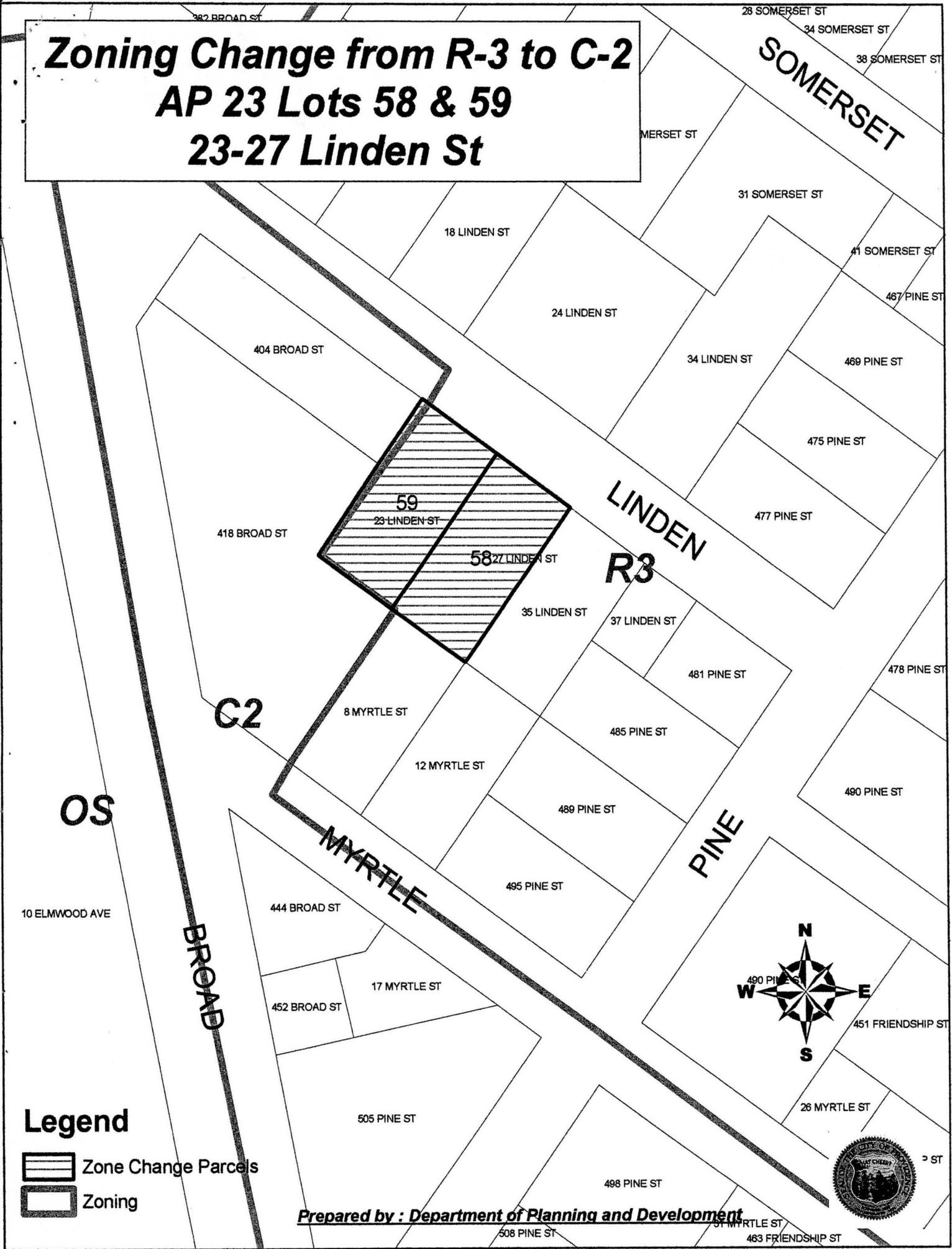
### Legend

-  Zone Change Parcels
-  Zoning

Prepared by : Department of Planning and Development



**Zoning Change from R-3 to C-2  
 AP 23 Lots 58 & 59  
 23-27 Linden St**



**Legend**

-  Zone Change Parcels
-  Zoning

*Prepared by: Department of Planning and Development*

