

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1998-23

No. 309 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 564 OF THE ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED "THE CITY OF PROVIDENCE ZONING ORDINANCE" APPROVED JUNE 27, 1994, AND AMENDED MAY 26, 1995, BY AMENDING PROVIDENCE ZONING DISTRICT MAP NUMBER 68 OF THE OFFICIAL ZONING MAP BY CHANGING ZONING DISTRICT DESIGNATION OF LOTS 502, 503, 504, 505, 506, 507, 508, 509, 740, 749, AND 750 FROM R-3 TO C-2.

Approved May 28, 1998

Be it ordained by the City of Providence:

Section 1. The Providence Zoning Ordinance Chapter 1994-24, No. 365, approved June 27, 1994, as amended shall be further amended as follows:

Section 103 A) of the Official Zoning Map - Providence Zoning District Map 68, dated October 24, 1991, and amended June 27, 1994, shall be further amended as follows:

Change from R - 3 Three Family District to C - 2 General Commercial District:
Lots 502, 503, 504, 505, 506, 507, 508, 509, 740, 749 and 750 on Providence Zoning District Map 68 located at Douglas and Chalkstone Avenues.

Section 2. This Ordinance shall take effect upon passage.

IN CITY COUNCIL

MAY 7 1998

FIRST READING
READ AND PASSED

Michael R. Clement CLERK

IN CITY
COUNCIL

MAY 21 1998

FINAL READING
READ AND PASSED

Enrique V. Fargnoli
PRESIDENT

Michael R. Clement
CLERK

APPROVED

MAY 28 1998

Vincent A. Cianci
MAYOR

No.

CHAPTER
AN ORDINANCE

RECEIVED
CITY CLERK
JUL 10 1997

IN CITY COUNCIL
Feb. 20, 1997
FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Michael R. Conert CLERK

From the Clerk's Desk

THE COMMITTEE ON

Ordinances
Recommends *Continued*
Barbara A. Garrison
Clerk

5/29/97

6/12/97

8/26/97 (set P.H.)

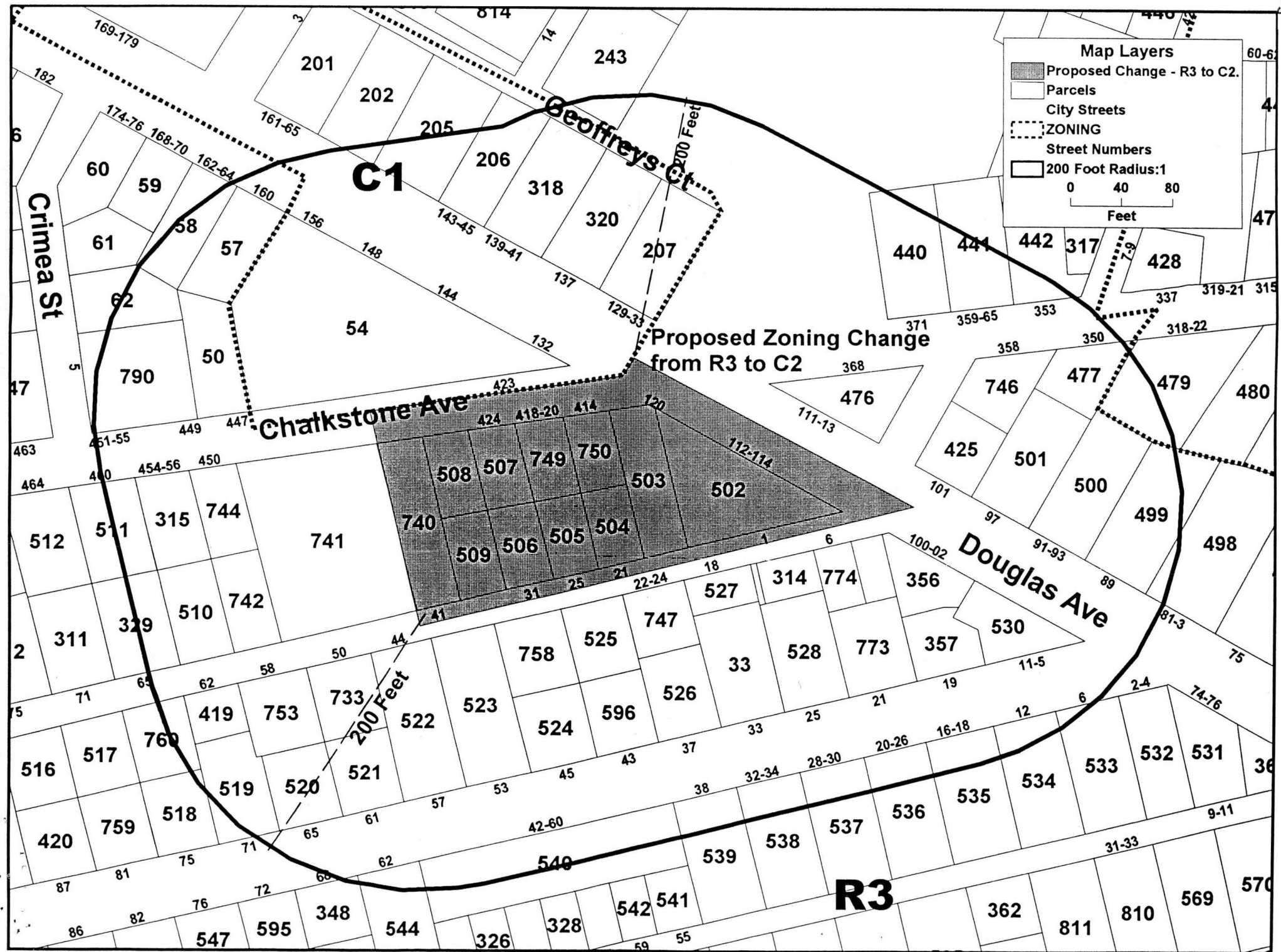
9/23/97 (P.H. held)

10/2/97 Continued

THE COMMITTEE ON
ORDINANCES

Approves Passage
The Within Ordinance

Barbara A. Garrison
Clerk
4/21/98



Agreement

By Azarig Kooloian, owner of Property Located at

112-114 Douglas Avenue, Assessor's Plat 68 Lots 502,503, 504,750, 505, 749, 506, 507, 508, 509, and 740.

and

The City of Providence City Council

Committee on Ordinances

WHEREAS, I, Azarig Kooloian, the Owner of 112-114 Douglas Avenue, also known as Assessor's Plat 68 Lots 502,503, 504,750, 505, 749, 506, 507, 508, 509, and 740 (subject parcel) has petitioned the City Council to change the Zoning District designation from R-2 (Residential) to C-2 (Limited Commercial); and

WHEREAS the Douglas Avenue Steering Committee (DASC) is the Project Area Committee (PAC) to review development and redevelopment on Douglas Avenue; and

WHEREAS the DASC has expressed concerns over the future of the subject parcel; and

NOW, BE IT KNOWN THAT I, AZARIG KOOLOIAN, OWNER AGREE to the following conditions if the City Council will approve the change in zoning that is requested:

1. Prior to seeking a building permit, the Owner shall submit a site plan of the subject parcel and the building elevations to the Department of Planning and Development (DPD) for approval.
2. No building permit will be issued by the city until the owner and the DPD work out an acceptable site plan and building design.
3. In reviewing the site plan and the building elevations, DPD shall be reviewing the plans to determine if the proposal conforms to the overall goals of the Douglas Avenue Redevelopment Plan. DPD shall be looking for:
 - a) Development of a building with a prominent street frontage on Douglas Avenue. Given the shape of the parcel, it is recognized that the side of the building will most likely face Douglas Avenue, however, this side should have glazing and character like the main façade of the building. This means that the building's front door and the landscape design should favor the Douglas Avenue side.

- b) Development of a building so that the corner that faces Douglas Avenue should be treated with an extended roof element, signage and a window. This means that the Douglas Avenue side should have the same treatment, roof windows etc. as the Chalkstone side.
 - c) Development of a building that is located closer to Douglas Avenue. The portion of the building should be located no farther than fifteen (15) feet from Douglas Ave.
 - d) Development of a building so that the rear of the property along Wayne Street should be fenced and landscaped by a row of plantings and design elements at the property line that is at least 6 feet wide.
 - e) Development of the site so that the entrance-exit to the development is located on Chalkstone Avenue and as far away from the intersection with Douglas Avenue as possible so as not to cause undue congestion. The site plan should locate all rights-of-way and curbs (where they exist), and the building itself.
4. As owner, I enter into this agreement to show my good faith to the neighborhood and to make it clear that I intend to develop a project that the neighborhood can be proud of. However, I am unable to commit on a building and site design until a tenant has been located and I can sign no tenant to an agreement until the property is properly zoned.
5. As the current owner, this agreement shall be binding upon all lessees, successors and heirs who may control the development of the subject parcel.
6. This agreement shall be recorded with the Recorder of Deeds with copies transmitted to the city clerk and the Department of Inspections and Standards.

Azarig Kooloian, Owner

Date

Witness (notary Public)

Date

Agreement

By Azarig Kooloian, owner of Property Located at

112-114 Douglas Avenue, Assessor's Plat 68 Lots 502, 503, 504, 750, 505, 749, 506, 507, 508,
509, and 740.

and

The City of Providence City Council

Committee on Ordinances

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WHEREAS the Douglas Avenue Steering Committee (DASC) is the Project Area Committee (PAC) to review development and redevelopment on Douglas Avenue; and

WHEREAS the DASC has expressed concerns over the future of the subject parcel; and

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2. No building permit will be issued by the city until the owner and the DPD work out an acceptable site plan and building design.
3. In reviewing the site plan and the building elevations, DPD shall be reviewing the plans to determine if the proposal conforms to the overall goals of the Douglas Avenue Redevelopment Plan. DPD shall be looking for:
 - a) Development of a building with a prominent street frontage on Douglas Avenue. Given the shape of the parcel, it is recognized that the side of the building will most likely face Douglas Avenue, however, this side should have glazing and character similar to the main façade of the building, however, and an entrance door to commercial space is not required. If possible, an entrance to commercial space from the Douglas Avenue side will be developed.

Agreement between A. Kooloian
And the City Council
Page 2 of 2

- b) Development of a building so that the corner that faces Douglas Avenue should be treated with an extended roof element, signage and a window. This means that the Douglas Avenue side should have the same treatment, roof windows etc. as the Chalkstone side.
 - c) Development of a building should be as close to Douglas Avenue as possible. The Department requests that a portion of the building should be located no farther than fifteen (15) feet from Douglas Ave. if possible.
 - d) Development of a building so that the rear of the property along Wayne Street should be fenced and landscaped by a row of plantings and design elements at the property line that is at least 6 feet wide.
 - e) Development of the site so that the entrance-exit to the development is located on Chalkstone Avenue and as far away from the intersection with Douglas Avenue as possible so as not to cause undue congestion. The site plan should locate all rights-of-way and curbs (where they exist), and the building itself.
4. As owner, I enter into this agreement to show my good faith to the neighborhood and to make it clear that I intend to develop a project that the neighborhood can be proud of. However, I am unable to commit on a building and site design until a tenant has been located and I can sign no tenant to an agreement until the property is properly zoned.
5. As the current owner, this agreement shall be binding upon all lessees, successors and heirs who may control the development of the subject parcel.
6. This agreement shall be recorded with the Recorder of Deeds with copies transmitted to the city clerk and the Department of Inspections and Standards/

George Kooloian
Azari Kooloian, Owner

4-30-98
Date

Beverly D. Ray
Witness (notary Public)

4-30-98
Date

my commission expires 1-4-02