

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2010-24

No. 174 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 June 27, 1994, as Amended, to Change the Zoning Designation of Certain Lots on Cedar and Dean Street.

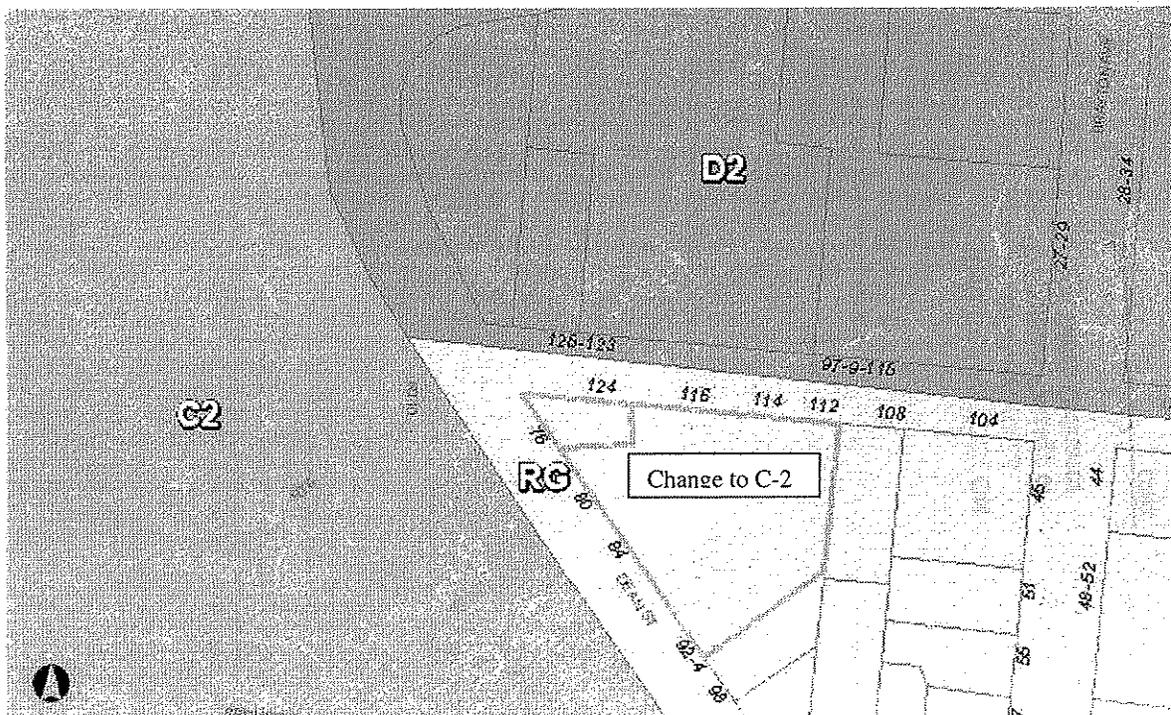
Approved May 25, 2010

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 June 27, 1994, as amended, is hereby further amended, as shown on the accompanying map, by changing the zoning designation from R-G to C-2 for the area encompassing the following lots on the City of Providence Official Zoning Maps:

Map 26, Lots 340 and 352.

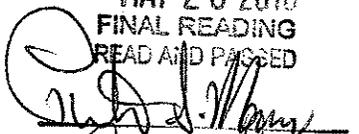
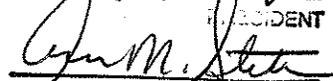
SECTION 2. This Ordinance shall take effect upon passage and publication as prescribed by law.



IN CITY COUNCIL
MAY 6 2010
FIRST READING
READ AND PASSED


CLERK

IN CITY
COUNCIL
MAY 20 2010
FINAL READING
READ AND PASSED


MAYOR

CLERK

APPROVED


MAYOR 5/25/10



City of Providence

City Plan Commission

400 Westminster Street
Providence, Rhode Island 02903

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Stephen Durkee AIA
Chair

www.providenceri.com

Councilman Michael A. Solomon
Chair, Ordinance Committee
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Anna Stetson, City Clerk

April 28, 2010

Re: Petition to change the zoning designation of Lots 340 and 352 on AP 26 (124 Cedar Street, 76 Dean Street and 80-92 Dean Street) from R-G (General Residence District) to C-2 (General Commercial District).

Dear Councilman Solomon:

At a regular meeting of the City Plan Commission (CPC) on April 27, 2010, 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.

The parcel in question is currently abutted by the D-2 zone to the north and the C-2 zone to the west. The building occupying both parcels is currently vacant. Being in proximity to a Commercial and Downtown zone, the CPC found the proposed zone change to be suited to this portion of Dean Street as it would be in character with the development and uses surrounding it. The CPC found that the extension of the C-2 zone to Lots 340 and 352 and the proposed restaurant would not alter neighborhood character as the existing building is a commercial structure. As proximate uses - including the Atwells Avenue commercial corridor— are composed of a mix of residential and commercial uses the impact is expected to be minimal. Health, safety, welfare and the objectives of Section 100 of the Zoning Ordinance are not expected to be affected by this proposed change.

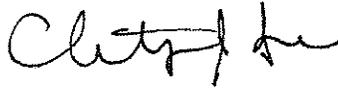
PROVIDENCE THE CREATIVE CAPITAL

David N. Cicilline, Mayor

Recommendation

The CPC recommends to the Committee on Ordinances that the petition for rezoning be approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Ise". The signature is written in a cursive, somewhat stylized font.

Christopher Ise
Administrative Officer

cc: Malcolm Badway, Petitioner
Anna Stetson, City Clerk