

**THE CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# **RESOLUTION OF THE CITY COUNCIL**

*No. 187*

EFFECTIVE ~~APPROVED~~ March 14, 2011

WHEREAS, There exists property along Cadillac Drive that is vacant or underutilized;  
and

WHEREAS, Given its location in proximity to Interstate 95 and to major redevelopment projects by National Grid and the Rhode Island Public Transit Authority, this property represents an opportunity for economic development for the City; and

WHEREAS, The City Plan Commission adopted a neighborhood plan for the Upper South Providence, Lower South Providence, and Elmwood neighborhoods, but zoning changes have not yet been adopted in response to this plan; and

WHEREAS, The City Council is concerned that this property could be redeveloped in a manner inconsistent with the City's vision for this area and that does not promote economic development; and

WHEREAS, The City of Providence has a compelling interest in the protection of the health and safety of all its residents, as well as a compelling interest in ensuring that the goals and policies contained within the City's Comprehensive and Neighborhood Plans are met; and

WHEREAS, Without a moratorium, the City of Providence could, in the near future, receive applications for developments, additions or alterations in an area hereafter referred to as "the moratorium area" that would conflict with existing regulations and compromise the achievement of the long-range vision for this area as outlined within the Comprehensive and Neighborhood Plans; and

WHEREAS, A moratorium on new development and additions or alterations to existing developments in the moratorium area that is not consistent with the adopted Zoning Ordinance as may be amended from time to time, is required in order to allow sufficient time to draft and approve amendments to the Zoning Ordinance that implement the plans' long range vision.

NOW, THEREFORE, BE IT RESOLVED, That the City of Providence hereby declares that a moratorium shall be enacted with respect to the issuance or approval of any development plans, construction permits, and demolition permits that do not comply with the adopted Zoning Ordinance for properties within the moratorium area, defined as follows: Assessor's Plat 60, Lots 183, 189, and 197.


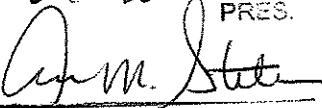
BE IT FURTHER RESOLVED, That said moratorium shall be effective until the adoption of any proposed amendments to the City's Comprehensive Plan and/or Zoning Ordinance resulting from further study of this matter. Notwithstanding the foregoing, this moratorium shall not be effective for a period longer than twelve months from the date of adoption of this resolution.

BE IT FURTHER RESOLVED, That the moratorium shall not prohibit development or alterations to property undertaken in the moratorium area for health, safety or fire prevention/reparation purposes. However, said development and alterations must be approved by the Director of the Department of Inspection and Standards before being initiated.

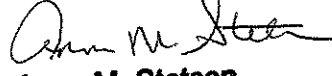
BE IT FURTHER RESOLVED, That the moratorium shall not prohibit development in the affected area that conforms to the Zoning Ordinance; rather, the moratorium applies to development that would require a variance or special use permit from the Zoning Board of Review.

BE IT FURTHER RESOLVED, That the City Clerk is hereby authorized and directed to transmit a duly certified copy of this resolution to the City's Department of Planning and Development and Department of Inspection and Standards.

IN CITY COUNCIL  
MAR - 3 2011  
READ AND PASSED

  
\_\_\_\_\_  
PRES.  
  
\_\_\_\_\_  
CLERK

Effective without the  
Mayor's Signature:

  
Anna M. Stetson  
City Clerk