

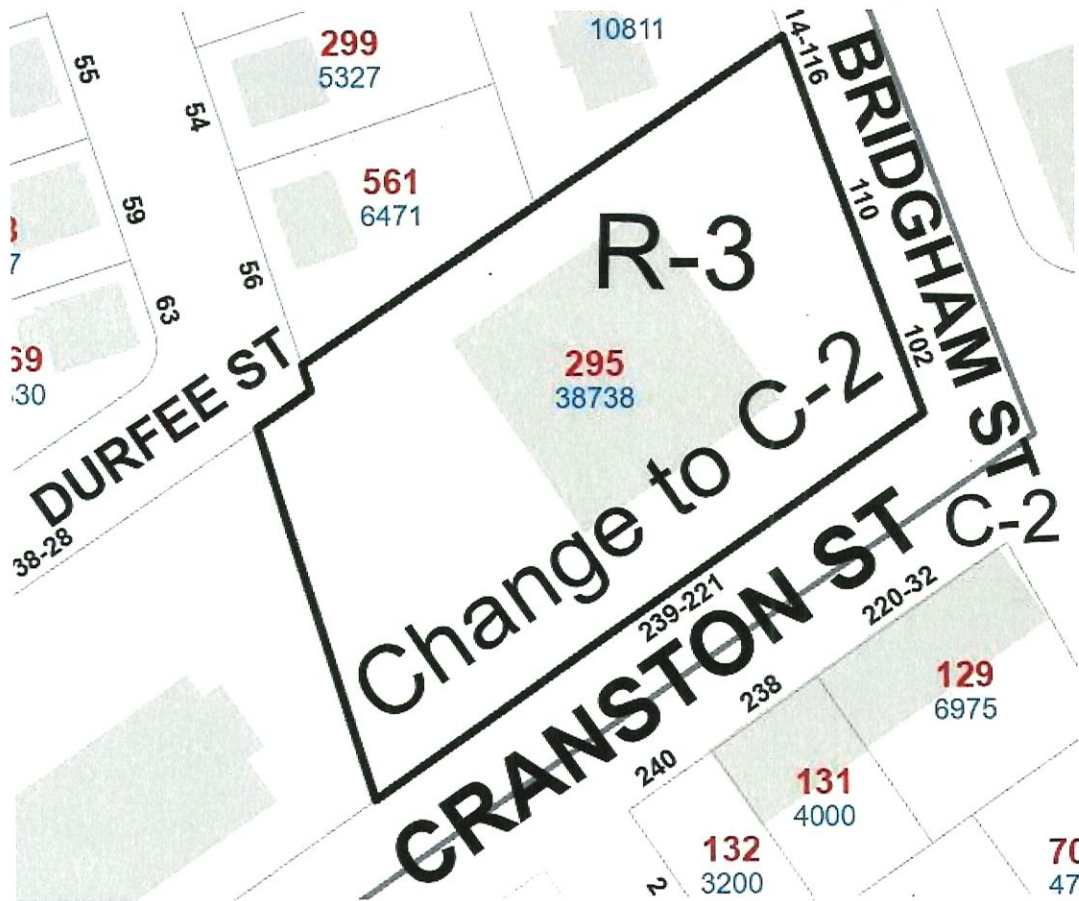
CHAPTER 2024-23

No. 226 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 ZONING DISTRICT ON THE OFFICIAL ZONING MAP FOR THE PROPERTY LOCATED ON ASSESSOR'S PLAT 32, LOT 295 (239 CRANSTON STREET), FROM R-3 TO C-2

Approved May 24, 2024

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 Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 32, Lot 295 (239 Cranston Street), from R-3 to C-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
MAY 02 2024  
FIRST READING  
READ AND PASSED

Jina L. Mastrosassi  
CLERK

IN CITY COUNCIL  
MAY 16 2024  
FINAL READING  
READ AND PASSED

Rachel M. Miller  
RACHEL M. MILLER, PRESIDENT  
Jina L. Mastrosassi  
CLERK

I HEREBY APPROVE.

Butt P. Sin  
Mayor

Date: 5/24/24

**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

The Providence Community Health Centers, as owner of the below-referenced lot, hereby petitions the City Council to:

Change the Official Zoning Map of the City of Providence by changing the zoning district designation for the property located at Tax Assessor's Plat 32, Lot 295 (otherwise known as 239 Cranston Street), and shown on the attached map, from R-3 to C-2.

THE PROVIDENCE COMMUNITY  
HEALTH CENTERS, INC.

By Its Attorneys,

CERVENKA GREEN & DUCHARME  
LLC



Jennifer R. Cervenka (#6430)  
225 Dyer St, 2nd Floor  
Providence, RI 02903  
Tel: (401) 214-1022  
[jcervenka@cgdesq.com](mailto:jcervenka@cgdesq.com)



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

November 6, 2023

Providence Community Health Centers  
c/o Ralph Chartier  
375 Allens Avenue  
Providence, RI 02905

**Re: Development Plan Review Project 2023-12, 239 Cranston Street (AP 322, Lot 295)**  
**Applicant/Owner:** Providence Community Health Centers

Dear Mr. Chartier:

Pursuant to Section 1905 of the Providence Zoning Ordinance, the above-referenced project was reviewed by the Development Plan Review Committee (DPRC) at a Zoom meeting on October 24, 2023. Alexis Thompson Zoning Official, Christopher Ise, Principal Planner, A.J. Elton, City Forester, and Craig Hochman, City Engineer from the Department of Public Works (DPW) were present on behalf of the DPRC. Chris Shea, from DiPrete Engineering, and Attorney Jennifer Cervenka, representing the applicant, were also present at the meeting.

The proposal calls for the construction of a new, 3,330-SF one-story addition to the existing one-story medical/dental building on a lot with a total area of 38, 545-SF. The project triggers development plan review because the project consists of the construction of an addition that is more than 2,500 SF and is to be located in a C-2 zone. The property is currently zoned R-3, but the applicant is seeking a zone change to C-2.

**ANALYSIS**

Based on an analysis of the use, a discussion with the applicant and engineer, and review of submitted plans, the DPRC determined that the extent of the development is satisfactorily depicted. The proposed addition was reviewed for conformance with the dimensional and design standards of the C-2 zone. The DPRC found that the proposed addition would improve the existing non-conformity by bringing the building closer to the street and by increasing ground floor transparency. The site plan was revised to identify the limit of disturbance (7,800-SF) to correctly calculate the amount of landscaping required. It was determined that the project complies with the 15% tree canopy coverage in Zoning Ordinance Article 15, *Trees and Landscaping*, with one existing large tree, and the addition of three small trees. Other landscape elements to include shrubs and grasses, are identified on the plan. The site plan shows a total of 34 parking spaces, exceeding the required number of 24 spaces. The City Engineer confirmed that the project does not need to comply with stormwater regulations. In response to concerns regarding the sidewalk condition along Bridgham Street adjacent to the proposed addition, the plan identifies improvements for ADA and pedestrian access to the site, and improvements to the tree well

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for the existing sidewalk tree. As a result of a new gas connection, the plan notes that the sidewalk and roadway will be sawcut and patched according to DPW standards.

**ACTION**

Based on the foregoing discussion, the DPRC finds the submitted plan to be in conformance with the zoning ordinance. The plan is hereby approved subject to the following conditions:

1. Approval of the zone change for the property from R-3 to C-2.
2. Any change to the development design and/or site layout of approved plans shall require the applicant to reappear before the Development Plan Review Committee.

Sincerely,



Christopher J. Ise  
Administrative Officer

cc: Alexis Thompson, Zoning Official, City of Providence  
Chris Shea, DiPrete Engineering  
Jennifer Cervenka, Cervenka Green & Ducharme LLC



Jennifer R. Cervenka  
(401) 214-1022  
jcervenka@cgdesq.com

January 12, 2024

Ms. Tina L. Mastroianni  
City Clerk  
Department of City Clerk  
City of Providence  
25 Dorrance Street  
Providence, RI 02903

Re: Petition for Amendment to Zoning Map/Change of Zoning Designation  
*Petition:* The Providence Community Health Centers, Inc.  
*Parcel:* AP 32, Lot 295 (239 Cranston Street)

Dear Ms. Mastroianni:

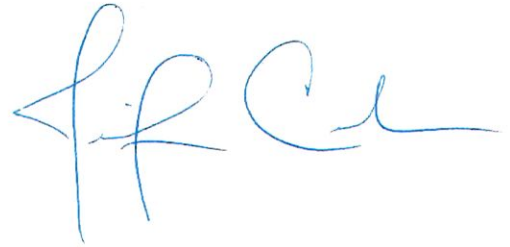
On behalf of The Providence Community Health Centers, Inc., I enclose a Petition to the City Council for an Amendment to the Zoning Map/Change of Zoning Designation with respect to the above-referenced property, including a detailed zone change map. The Applicant seeks to change the zoning district designation for this property from R-3 to C-2. The Petition is submitted in connection with an approved application for Development Plan Review (DPR) to construct a one-story addition to the existing one-story medical building at 239 Cranston Street. A copy of the DPR approval by the City's Development Plan Review Committee dated November 6, 2023, together with the approved plans, are attached.

I also enclose a check in the sum of \$150.00 (the required filing fee), as well as one set of mailing labels with the names and addresses of all property owners within a 200-foot radius of the subject property.

Please let us know if you have any questions or if you need any additional information for this Petition. Thank you for your assistance.

**cervenka green & ducharme llc**  
225 Dyer Street, 2<sup>nd</sup> Floor, Providence, RI 02903  
[www.cgdesq.com](http://www.cgdesq.com) | p: (401) 214-1020

Sincerely,  
CERVENKA GREEN &  
DUCHARME LLC

A handwritten signature in blue ink, appearing to read 'JRC', is positioned below the typed name.

Jennifer R. Cervenka

Enclosures

cc: Ralph Chartier, The Providence Community Health Centers, Inc. (via email)  
Chris Shea, DiPrete Engineering (via email)















CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

March 20, 2024

Councilman Pedro Espinal,  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3573 – Petition to rezone 239 Cranston Street  
(AP 32 Lot 295) from R-3 to C-2**

**Petitioner: Providence Community Health Centers (PCHC)**

Dear Councilman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on March 19, 2024, requesting a rezoning of 239 Cranston Street from R-3 to C-2.

**FINDINGS OF FACT**

The petitioner is requesting a rezoning of the subject lot from R-3 to C-2. Although zoned residential, the lot is occupied by a commercial building that has been used as a healthcare facility and the rezoning would render it a conforming use and allow for expansion and changes to the structure. The lot is directly adjacent to the C-2 zone to the south and east with neighboring uses that include retail and multifamily housing. Given the mix of uses and the commercial nature of the subject lot, the CPC found that it would be appropriate to rezone the lot to C-2 as it would allow for operation of the use by right.

In reviewing the petition and surrounding property, the CPC found that the multifamily building adjacent to the site at 301 Cranston Street (AP 32 Lot 209) was also a nonconforming use in the R-3 zone and would be appropriately zoned C-2.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is appropriate for medium density residential uses in proximity to neighborhood commercial development. As discussed, the CPC found the rezoning to be appropriate as the zone change would allow for a use that has operated for a number of years and is

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consistent with the neighborhood's character. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

The CPC found that rezoning the lot would be appropriate and that it 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**

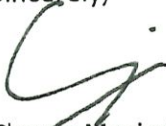
On a motion by Commissioner Sanchez, seconded by Commissioner Caldwell, the CPC voted to make a positive recommendation to the City Council to rezone the lot to C-2 subject to the following condition:

The rezoning should include the adjacent lot at AP 32 lot 209, which is currently zoned R-3, to render the existing multifamily dwelling a conforming use.

The CPC voted as follows:

Aye: N. Sanchez, D. Caldwell, M. Quezada, W. Sherry, M. Gazdacko

Sincerely,



Choyon Manjrekar  
Administrative Officer