

CHAPTER 2023-17

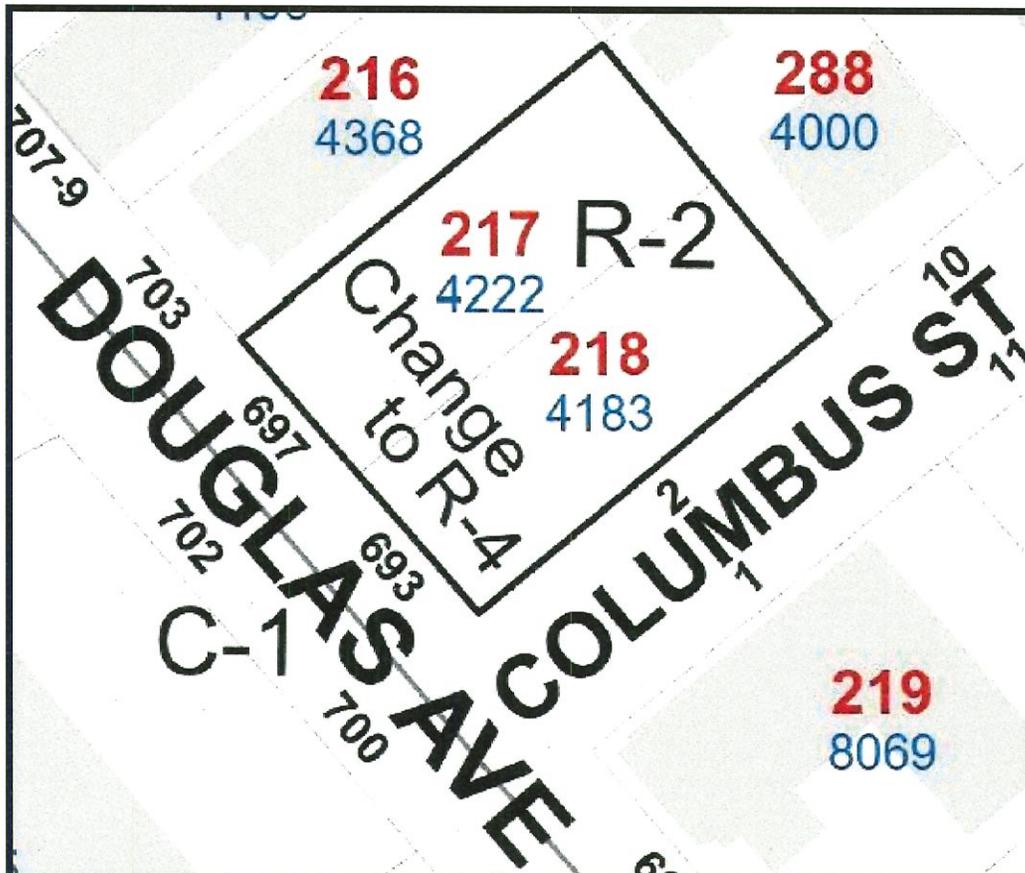
No. 325

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 99, LOTS 217 AND 218 (693 AND 697 DOUGLAS AVENUE), FROM R-2 TO R-4

Approved July 25, 2023

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 99, Lots 217 and 218 (693 and 697 Douglas Avenue), from R-2 to R-4.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
JUL 06 2023
FIRST READING
READ AND PASSED

Jina L. Mastrosanni
CLERK

IN CITY COUNCIL
JUL 20 2023
FINAL READING
READ AND PASSED

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

I HEREBY APPROVE.

Brett P. Smith
Mayor

Date: 7/25/23



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

April 20, 2023

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

Attn: Tina Mastroianni, City Clerk

Re: Referral 3538 – Petition to rezone 693-697 Douglas Ave (AP 99 Lots 217 and 218) from R-2 to R-4

Petitioner: Vicioso Homes LLC

Dear Chairman Espinal,

The petitioner is requesting a rezoning of the subject lots from R-2 to R-4 with the intent of allowing for multifamily development on the site. The lots are currently vacant.

FINDINGS OF FACT

The petitioner requested a rezoning of the subject lots from R-2 to R-4. The subject lots are currently vacant and located on a portion of Douglas Ave that contains a number of varied uses. The applicant is proposing to construct two buildings with eight units each, with one on either lot. Plans have been submitted and will be subject to staff level Development Plan Review. The lots are located adjacent to the C-1 commercial zone on the western portion of Douglas Ave and in proximity to the C-2 zone to the north. The lots to the south and east of the subject lots are zoned R-2 but occupied by two, three and multifamily development. Given this portion of Douglas Ave, the neighborhood's mixed use character and proximity of the commercial zones, the CPC found that rezoning to R-4 would be appropriate as it is designed to accommodate the character of multifamily development that is being proposed. The change to R-4 is not expected to have a negative effect on neighborhood character or surrounding property given the presence of multifamily housing and commercial development in proximity.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is one where low density residential development is located adjacent to neighborhood commercial development. Therefore, the CPC found that rezoning

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
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to allow for multifamily development would be appropriate for this area. The submitted plans conform to the development pattern suggested by the plan and the rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of new housing.

Rezoning the lot would be appropriate given the character of the surroundings and the proposed use as the plan will conform to the zoning requirements of the R-4 zone as proposed. The CPC found that rezoning 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.

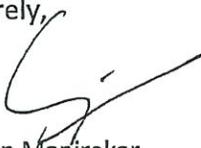
RECOMMENDATION

On a motion by Commissioner Verdi, seconded by Commissioner Bilodeau, the CPC voted to recommend that the City Council rezone the subject lots to R-4.

The CPC voted as follows:

Aye: N. Verdi, H. Bilodeau, N. Sanchez, M. Gazdacko

Sincerely,



Choyon Manjrekar
Administrative Officer

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

I, **Dylan Conley**, Attorney on behalf of **Vicioso Homes LLC**, hereby petition 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 **693 and 697 Douglas Avenue, Providence, Rhode Island**, further designated as **Assessor's Plat 99, Lots 217 and 218**, and shown on the accompanying map attached hereto as Exhibit A, from **R-2 to R-4**.

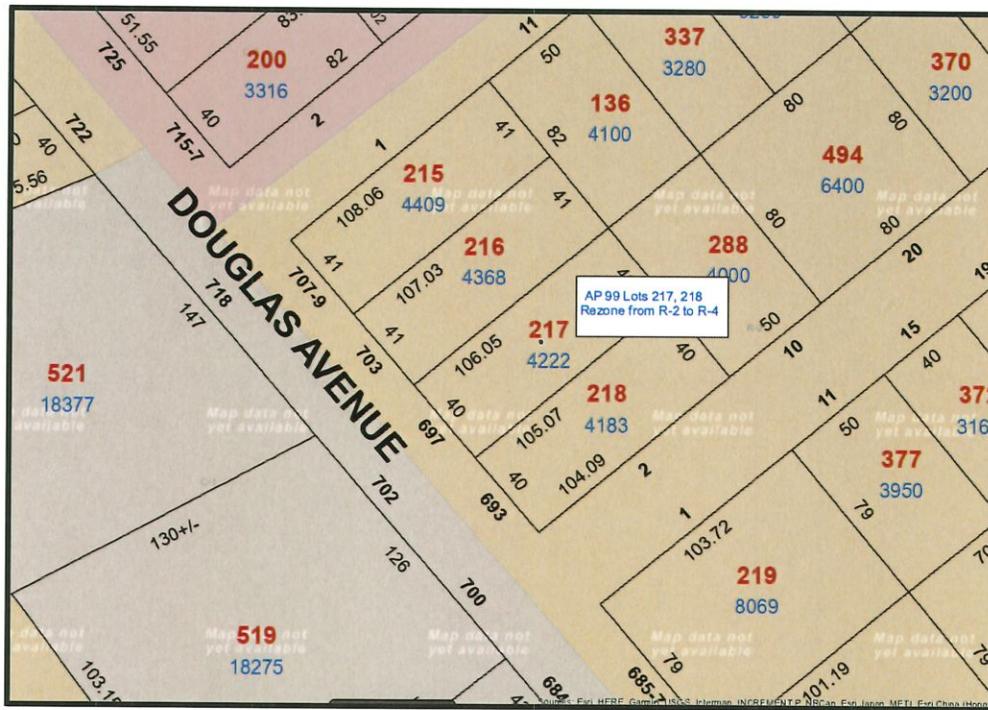
Petitioner,
VICIOSO HOMES LLC, by and through its
attorney:

/s/ Dylan Conley
Dylan Conley (R.I. Bar No. 8969)
Conley Law Associates
123 Dyer St.
Providence, R.I. 02903
(401) 415-9835
dconley@conleylawri.com

INT. DEC. 38

Exhibit A

693 & 697 Douglas Avenue
Providence, R.I. 02908
AP 99, Lot 217 & 218



Current: R-2
Proposed: R-4

