

CHAPTER 2022-2

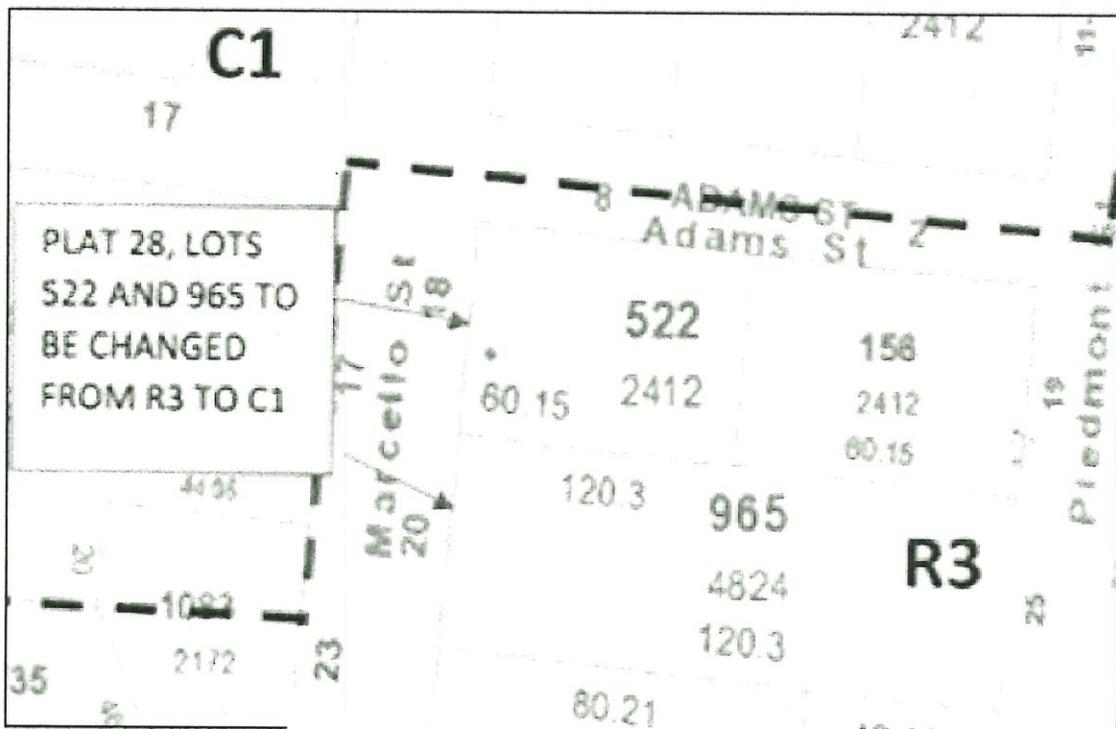
No. 67

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 28, LOT 522 (18 MARCELLO STREET) AND LOT 965 (25 PIEDMONT STREET), FROM R-3 TO C-1, WITH THE CONDITION THAT THE USES BE LIMITED TO SINGLE FAMILY, TWO-FAMILY AND MULTI-FAMILY USES

Approved February 23, 2022

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 28, Lot 522 (18 Marcello Street) and Lot 965 (25 Piedmont Street), from R-3 to C-1, with the condition that the uses be limited to single family, two-family and multi-family uses.



SECTION 2. This ordinance shall take effect upon passage.

CITY COUNCIL  
FEB 03 2022  
FIRST READING  
READ AND PASSED  
*Tina L. Mastrosimone*  
ACTING

IN CITY COUNCIL  
FEB 17 2022  
FINAL READING  
READ AND PASSED  
*Tina L. Mastrosimone*  
CLERK  
ACTING

THEREBY APPROVE  
*[Signature]*  
Mayor  
Date: *2/23/22*

**DUFFY & SWEENEY, LTD**  
BUSINESS LAW & LITIGATION

*Joelle C. Rocha, Esq.*  
[jrocha@duffysweeney.com](mailto:jrocha@duffysweeney.com)

*Via Hand Delivery*

May 3, 2021

Mr. Shawn Selleck  
City Clerk  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

RE: Petition for Amendment to Zoning Map/Change of Zoning Designation  
Petitioners: Piedmont Properties, LLC  
Parcel: A.P. 28, Lots 522 (18 Marcello Street), Lot 965 (25 Piedmont Street)

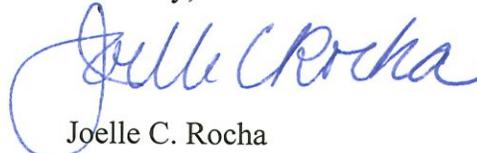
Dear Mr. Selleck,

Enclosed please find a Petition to the Honorable City Council for an Amendment to Zoning Map/Change of Zoning Designation relative to the above referenced property, from a zoning district designation of R3 to C1. Pursuant to R.I. Gen. Laws § 45-23-61, this Petition is submitted in connection with an Application for Minor Land Development for the construction of a 4 story multi-family apartment building with 19 units, which has been submitted to the Planning Department. Said Application for Minor Land Development is the first approval stage for the proposed project, as required per R.I. Gen. Laws § 45-23-61.

Enclosed is a check in the sum of \$150.00, the required filing fee, as well as two sets of mailing labels with names and addresses of all property owners within a 200' radius of the subject property. We also enclosed a 200' radius map and a separate listing of those abutters.

Please let us know whether you need any additional information for this Petition. Thank you for your assistance.

Sincerely,



Joelle C. Rocha

enclosures  
cc: Clients

321 South Main Street, Suite 400 Providence, RI 02903 401 455-0700 fax 401 455-0701

[www.duffysweeney.com](http://www.duffysweeney.com)



This proposed zoning map amendment is consistent with the City's Comprehensive Plan as well as the applicable purposes of zoning, as delineated in Section 101 of the City's Zoning Ordinance. Specifically, pursuant to the Town's Comprehensive Plan, the property is located in an area where neighborhood commercial development is intended alongside medium residential development. The limitation on the zoning ordinance amendment proposed allows the uses proposed at the property to remain consistent with neighboring properties, which are utilized for multi-family structures. The proposed zone change is also consistent with previous zone changes and projects in the immediate area.

PETITIONER, Piedmont Properties, LLC

By its Attorney,



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Joelle C. Rocha, Esq.  
Duffy & Sweeney, LTD  
321 South Main Street, Suite 400  
Providence, RI 02903  
401-455-0700  
jrocha@duffysweeney.com

**Owner Authorization Form – Zone Change and Minor Land Development**

I VINCENT VINCI of Piedmont Properties, LLC as record owner of property located at 18 Marcello Street, otherwise known as Assessor's Plat 28, Lot 522 and 25 Piedmont Street, otherwise known as Assessor's Plat 28, Lot 65 (both parcels collectively known as the "Property"), hereby agree to and consent to the applications of GP3 Realty Trust, LLC and/or its nominee for the following:

1. To the City Council of the City of Providence to change the Zoning District in which the Property is located from an R3 zoning district to a C1 Zoning District with the condition that the uses allowed in C1 be limited to single-family, two-family, and multi-family uses only; and
2. To the City Plan Commission for the Minor Land Development Project for the construction of a 19-unit, 4-story residential building on the Property.

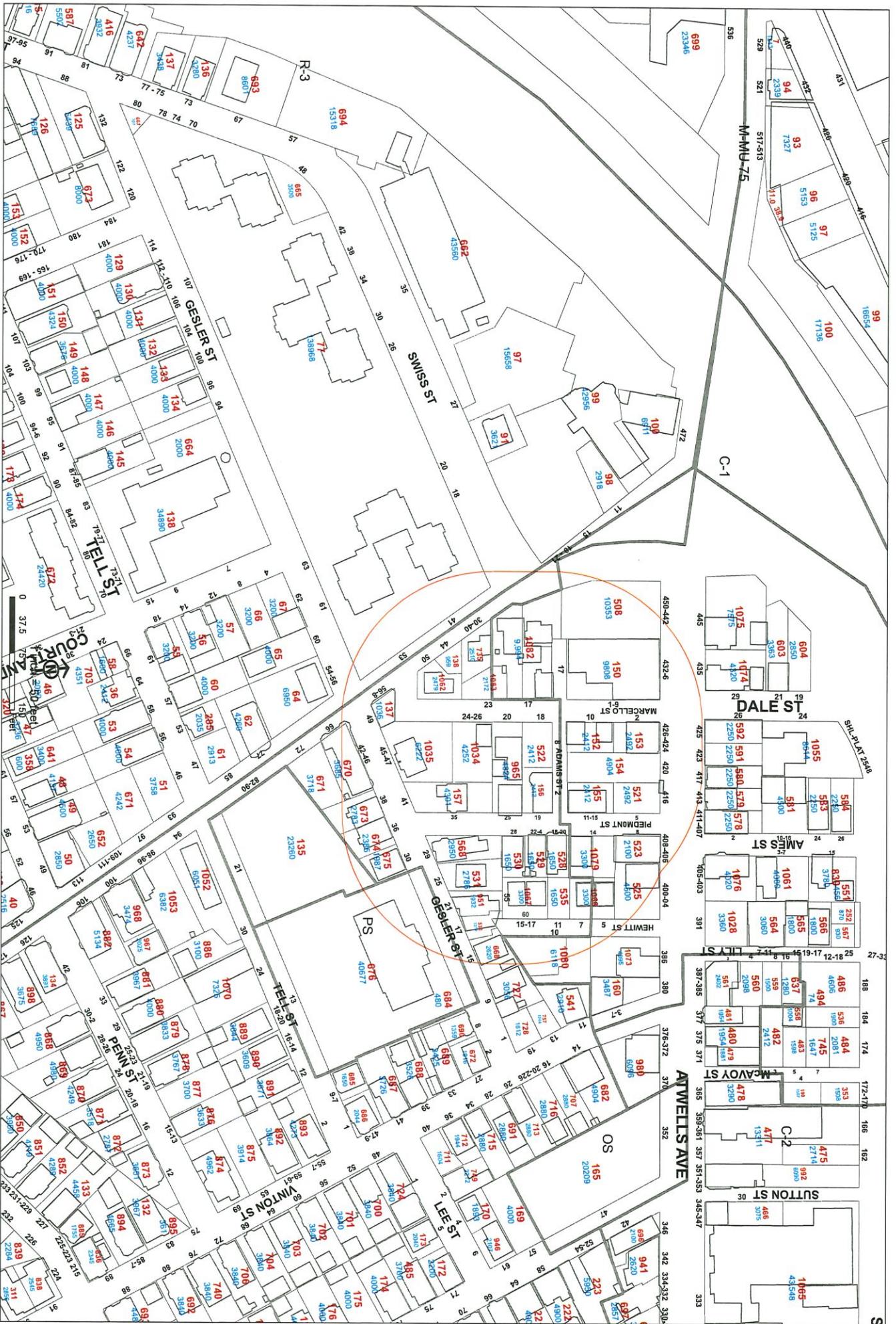
VINCENT VINCI  
Piedmont Properties, LLC  
By Vincent Vinci  
Its: Managing Member

STATE OF RHODE ISLAND

COUNTY OF KENT

Subscribed and sworn to before me this 28<sup>th</sup> day of April, 2021.

Laurel A Patefield  
Notary Public LAUREL A. PATEFIELD  
My Commission Expires: 10/02/2021





City Plan Commission  
Jorge O. Elorza, Mayor

June 16, 2021

Councilman Nicholas Narducci  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

**Re: Referral 3497 – Petition to rezone 18 Marcello Street and 25 Piedmont Street (AP 28 Lots 522 and 965) from R-3 to C-1**

**Petitioner: Piedmont Properties LLC**

Dear Chairman Narducci,

The applicant is petitioning to rezone 18 Marcello Street and 25 Piedmont Street (AP 28 Lots 522 and 965) from R-3 to C-1. Lot 965 is occupied by a three family dwelling and lot 522 is vacant. The applicant is proposing to merge the subject lots for construction of a four story, 19 unit apartment building, which would be permitted by right in the C-1 zone. The petition would limit uses on the site to two, three and multifamily dwellings.

**FINDINGS OF FACT**

The C-1 zone lies to the north of the subject lots. As the C-1 zone is adjacent to residential development, the CPC found that inclusion of the lots to permit multifamily housing is not expected to have a negative effect on neighborhood character or surrounding property as the intended residential nature of the subject lots is not expected to change.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is intended to be one where commercial and residential uses are located in proximity to each other. The property is located in an area where neighborhood commercial development is intended alongside medium density residential development. Therefore, the CPC found that the rezoning would be consistent with the intent of the comprehensive plan. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages developing new housing options in the City.

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
[www.providenceri.com](http://www.providenceri.com)

The CPC found that housing is an appropriate use for this site given the existing conditions and surrounding uses. Limiting uses to two family, three family and multifamily housing would ensure that the development conforms to neighborhood character and would prevent the propagation of commercial uses into the residential zone.

Based on the foregoing discussion, rezoning the lot would be appropriate given the character of the surroundings and the proposed use. The CPC finds that the 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 Quezada, seconded by Commissioner Bilodeau, the CPC voted to recommend that the City Council approve the proposed zone change to C-1 finding it to be in conformance with the zoning ordinance and comprehensive plan. In accordance with their action, the CPC recommends that the zone change be approved subject to the following condition:

Development on the site shall be limited to two family, three family and multifamily housing.

The CPC voted as follows:

Aye: M. Quezada, H. Bilodeau, L. Torrado, M. Gazdacko

Sincerely,



Choyon Manjrekar  
Administrative Officer

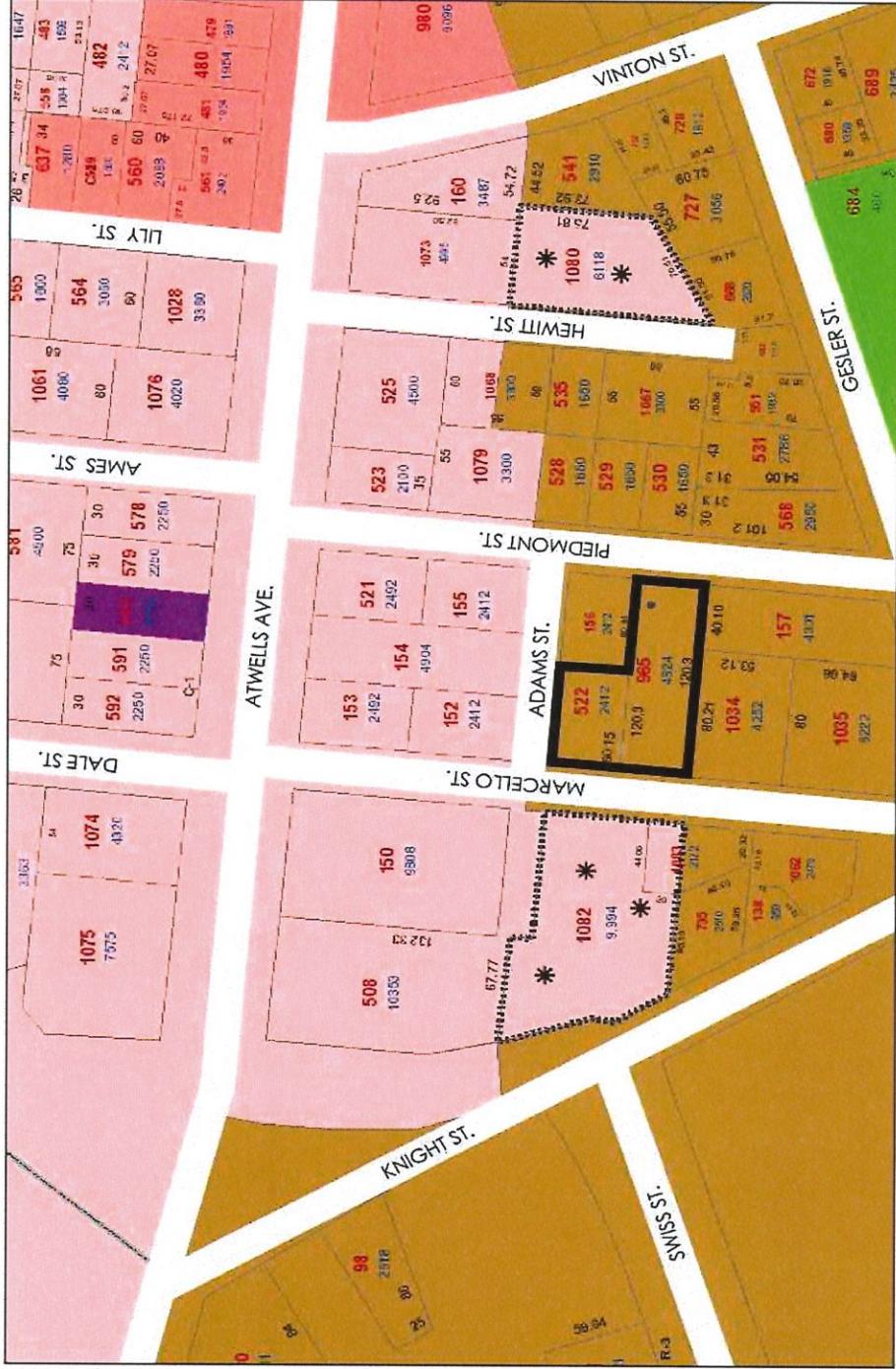


PIEDMONT APARTMENTS

18 Marcello Street Providence, RI 02909

City Council Presentation

JUNE 22 2021

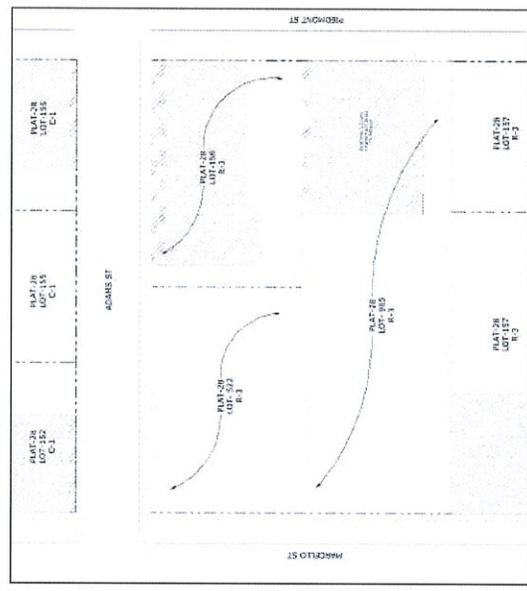
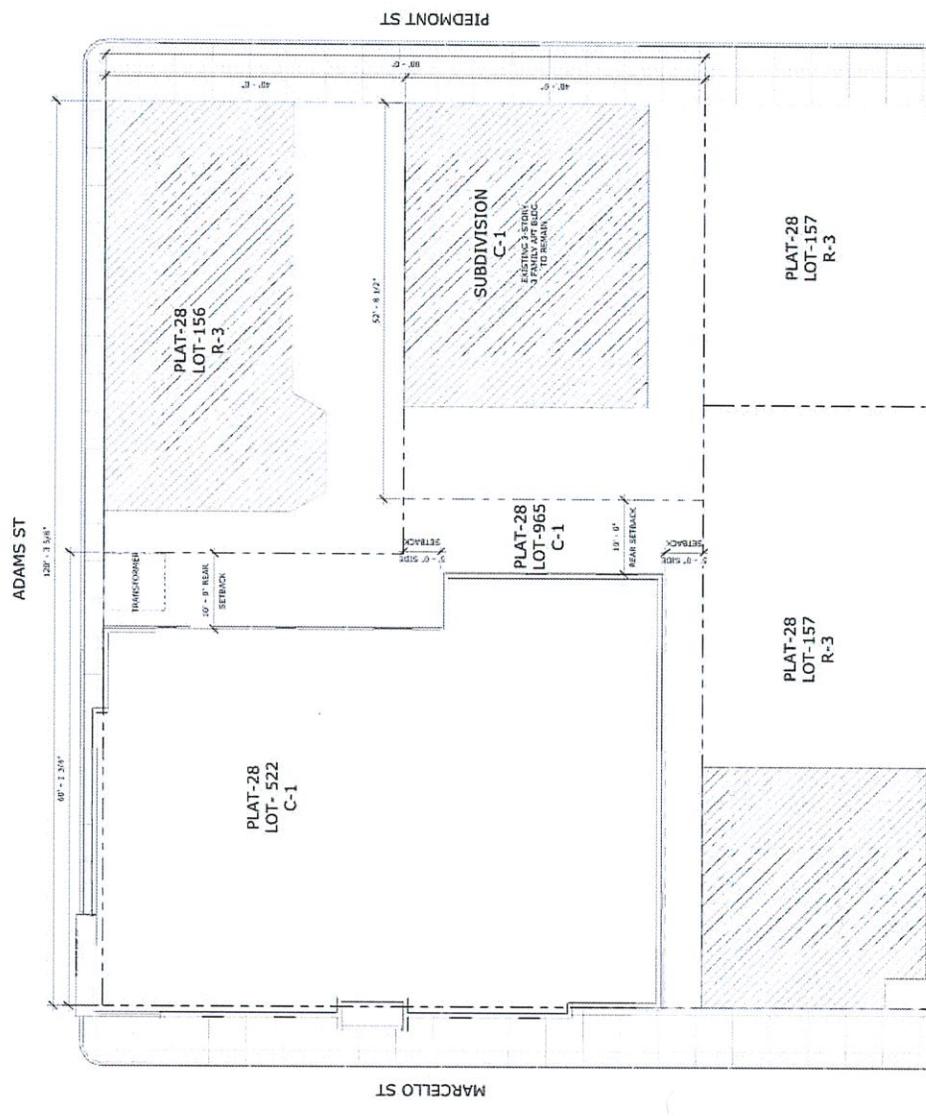


SOURCE: PROVIDENCE ZONING MAP

ZONING LEGEND

-  PROPOSED SITE
-  C-2 ZONE: NEIGHBORHOOD COMMERCIAL DISTRICT
-  C-1 ZONE: NEIGHBORHOOD COMMERCIAL DISTRICT
-  R-3 ZONE: RESIDENTIAL DISTRICT
-  PS ZONE: PUBLIC SPACE DISTRICT
-  FOOTNOTE: RESTRICTED AREA
-  HD ZONE: PROVIDENCE LANDMARK

ZONING MAP  
25 PIEDMONT APARTMENTS



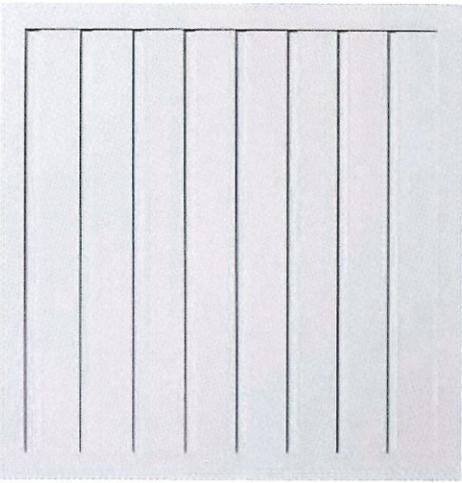
SITE EXISTING CONDITIONS PLAN

SITE PLAN SCALE @ 1/16" = 1'0"

# 25 PIEDMONT APARTMENTS



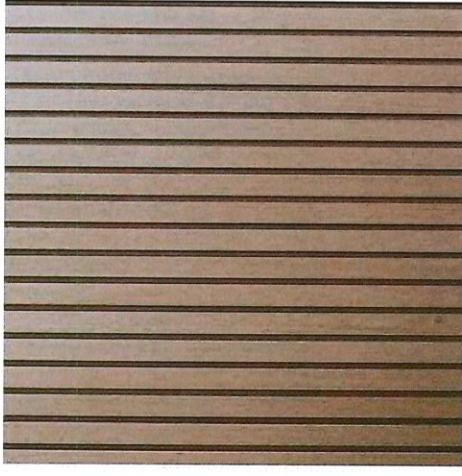
ZDS



LIGHT CREAM LAP SIDING



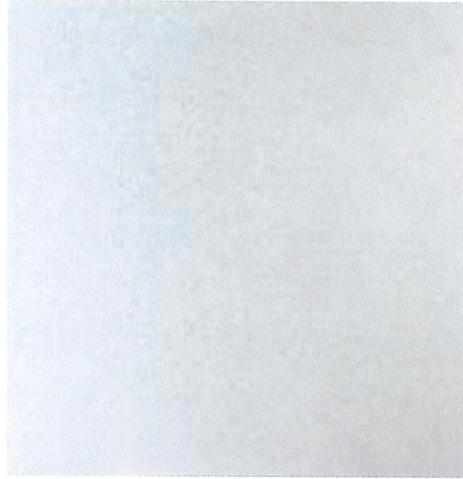
GRAY BLEND BRICK



NATURAL WOOD PANELING



METALIC BLACK METAL PANELS



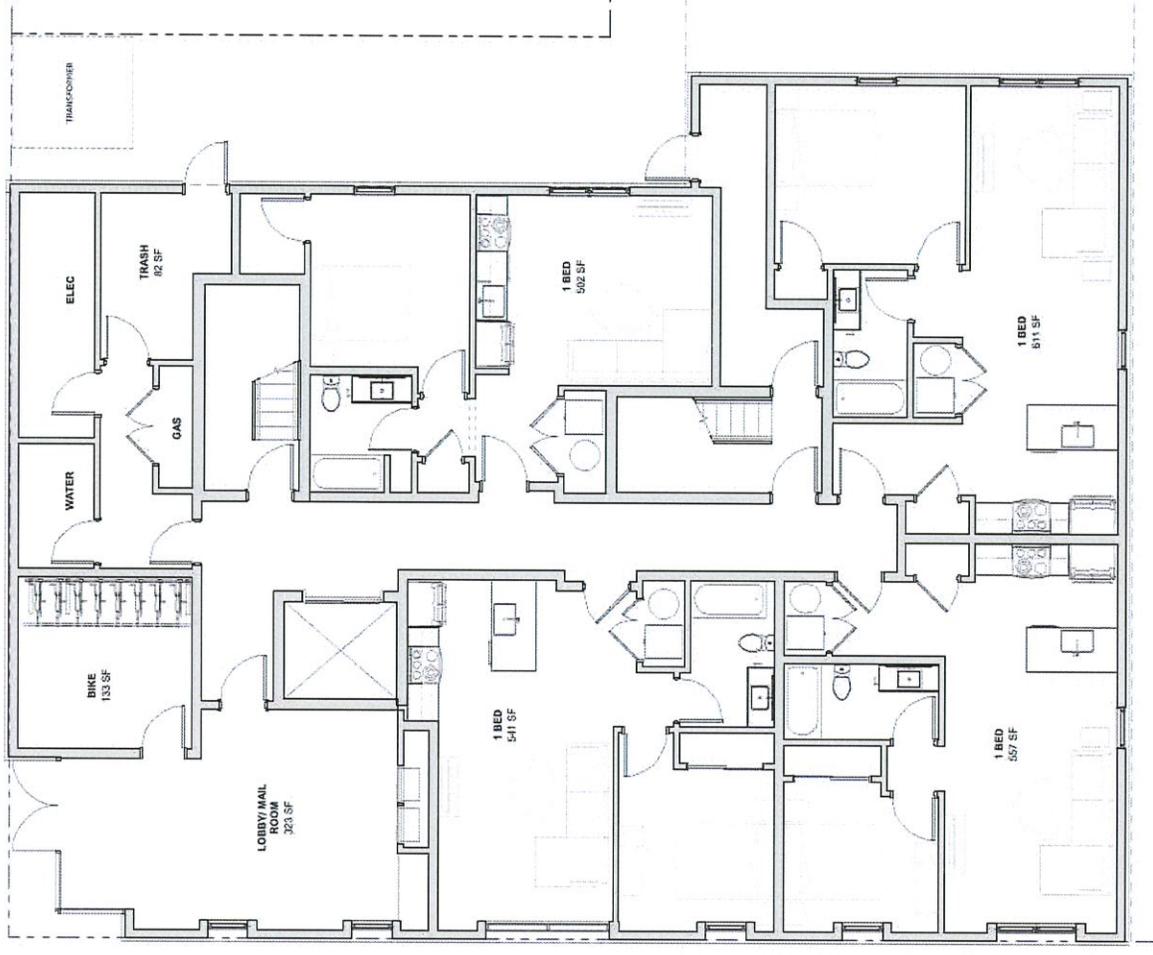
GLASS STOREFRONT WINDOWS & RAILINGS



NATURAL WOOD WINDOW PLANTERS

## MATERIALS 25 PIEDMONT APARTMENTS

ADAMS STREET

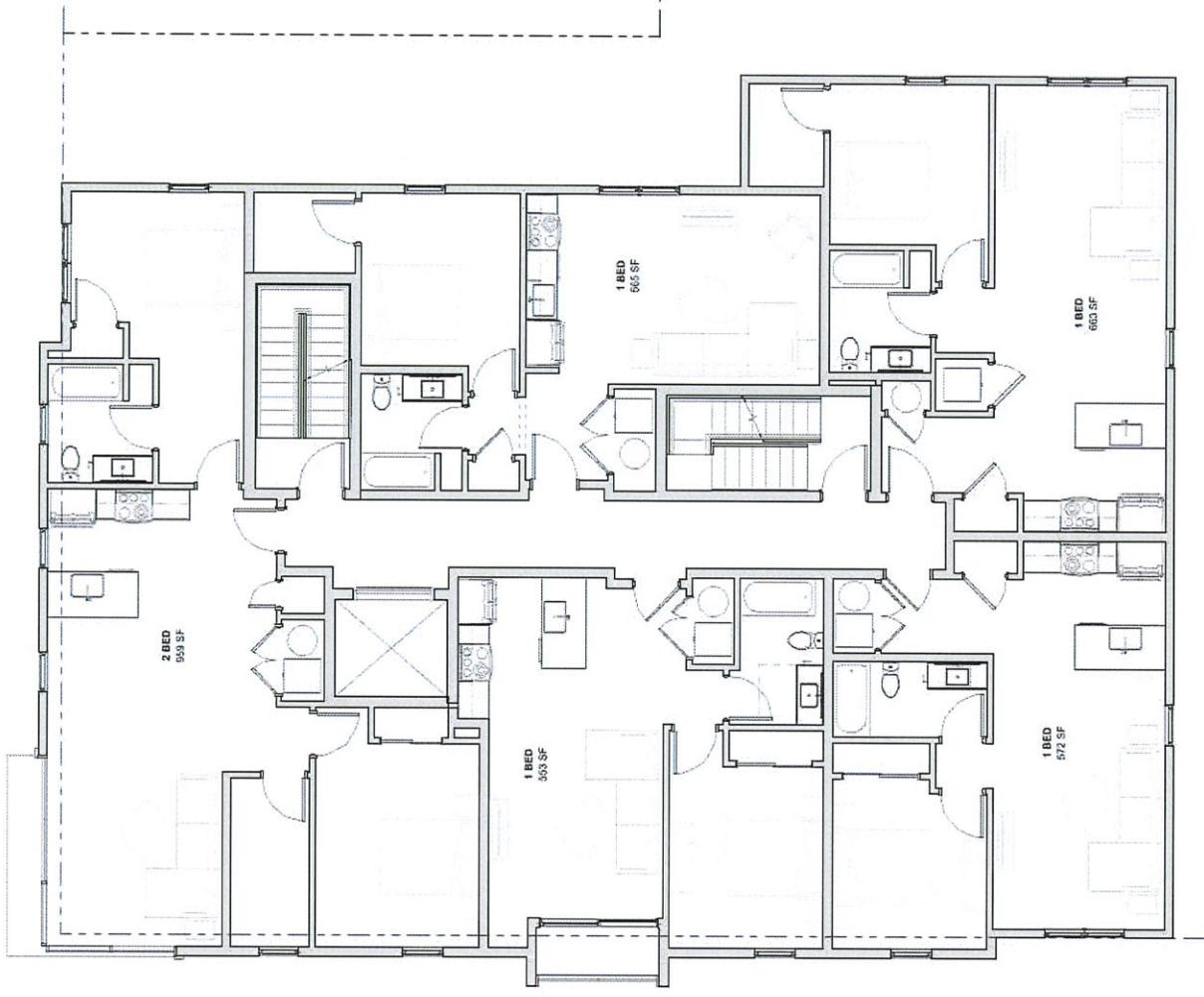


MARCELLO STREET

UNIT MATRIX					
UNIT TYPE	1	2	3	4	T
1 BED	4	4	4	4	16
2 BED	-	1	1	1	3
SUBTOTAL	4	5	5	5	19

GROSS AREA MATRIX	
LEVEL	AREA (SF)
GROUND FLOOR PLAN	3,915
SECOND FLOOR PLAN	4,125
THIRD FLOOR PLAN	4,125
FOURTH FLOOR PLAN	4,125
SUBTOTAL	16,290

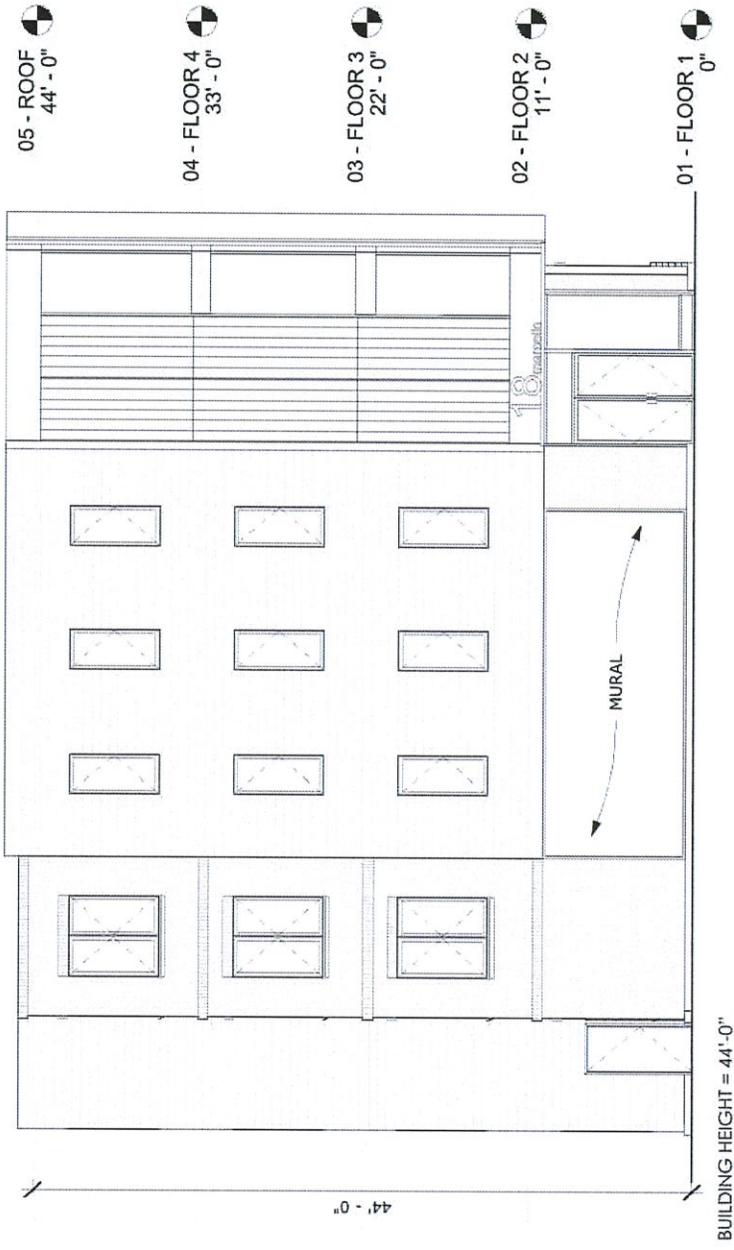
GROUND FLOOR PLAN SCALE @ 1/8" = 1'0"  
 25 PIEDMONT APARTMENTS



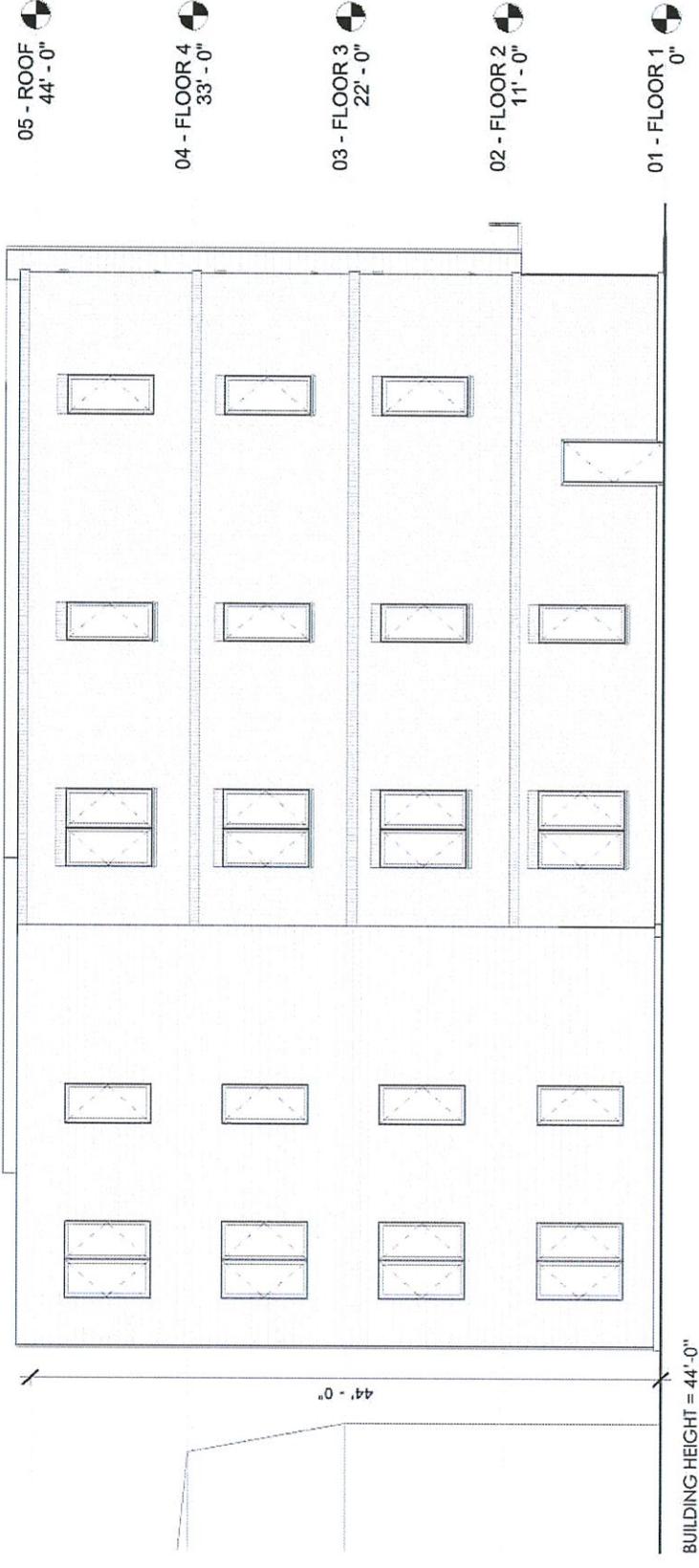
UNIT TYPE	UNIT MATRIX					T
	1	2	3	4	5	
1 BED	4	4	4	4	4	16
2 BED	1	1	1	1	1	5
SUBTOTAL	4	4	4	4	4	16

LEVEL	GROSS AREA MATRIX	
	AREA (SF)	
GROUND FLOOR PLAN	3,915	
SECOND FLOOR PLAN	4,125	
THIRD FLOOR PLAN	4,125	
FOURTH FLOOR PLAN	4,125	
SUBTOTAL	16,290	

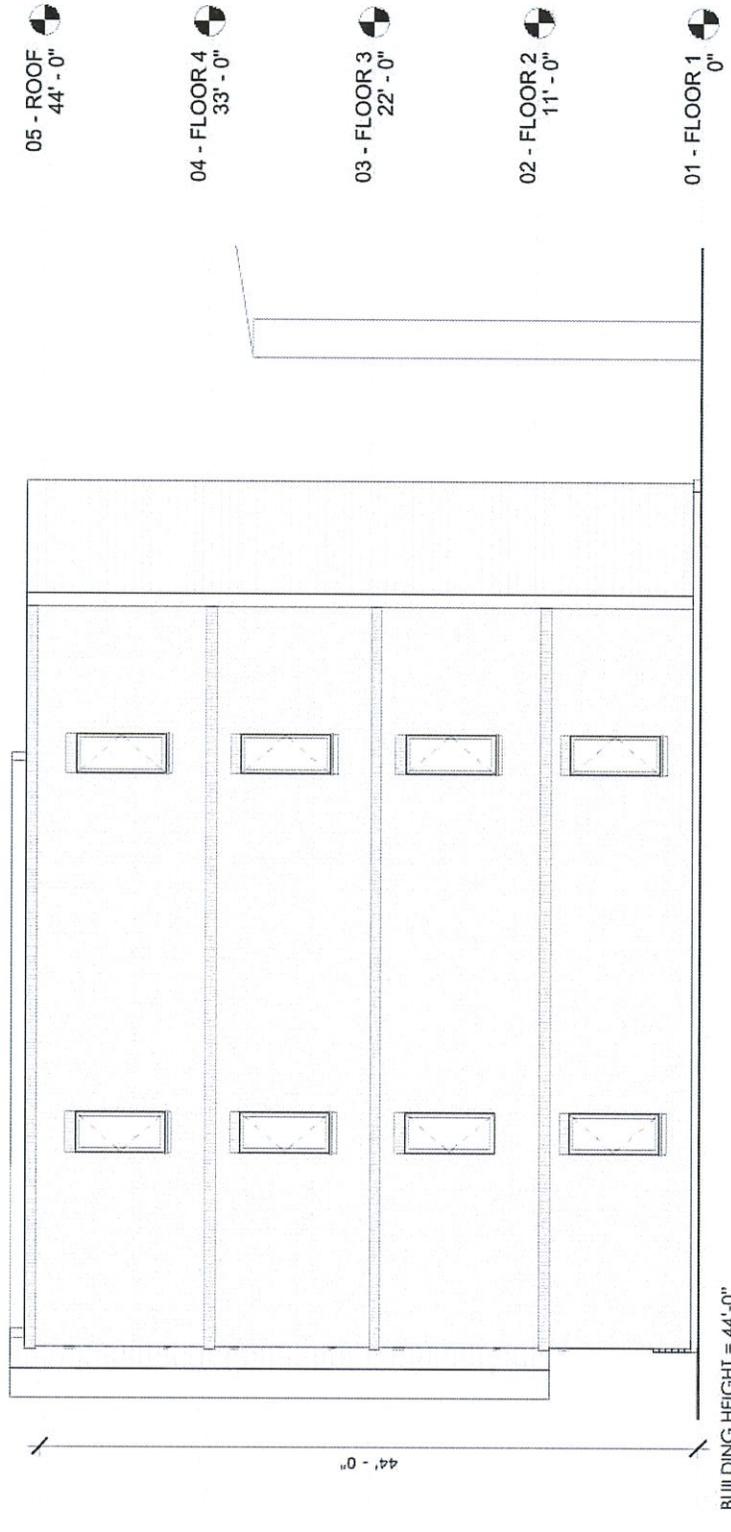
TYPICAL PLAN (FLOOR 2-4) SCALE @ 1/8" = 1'0"  
25 PIEDMONT APARTMENTS



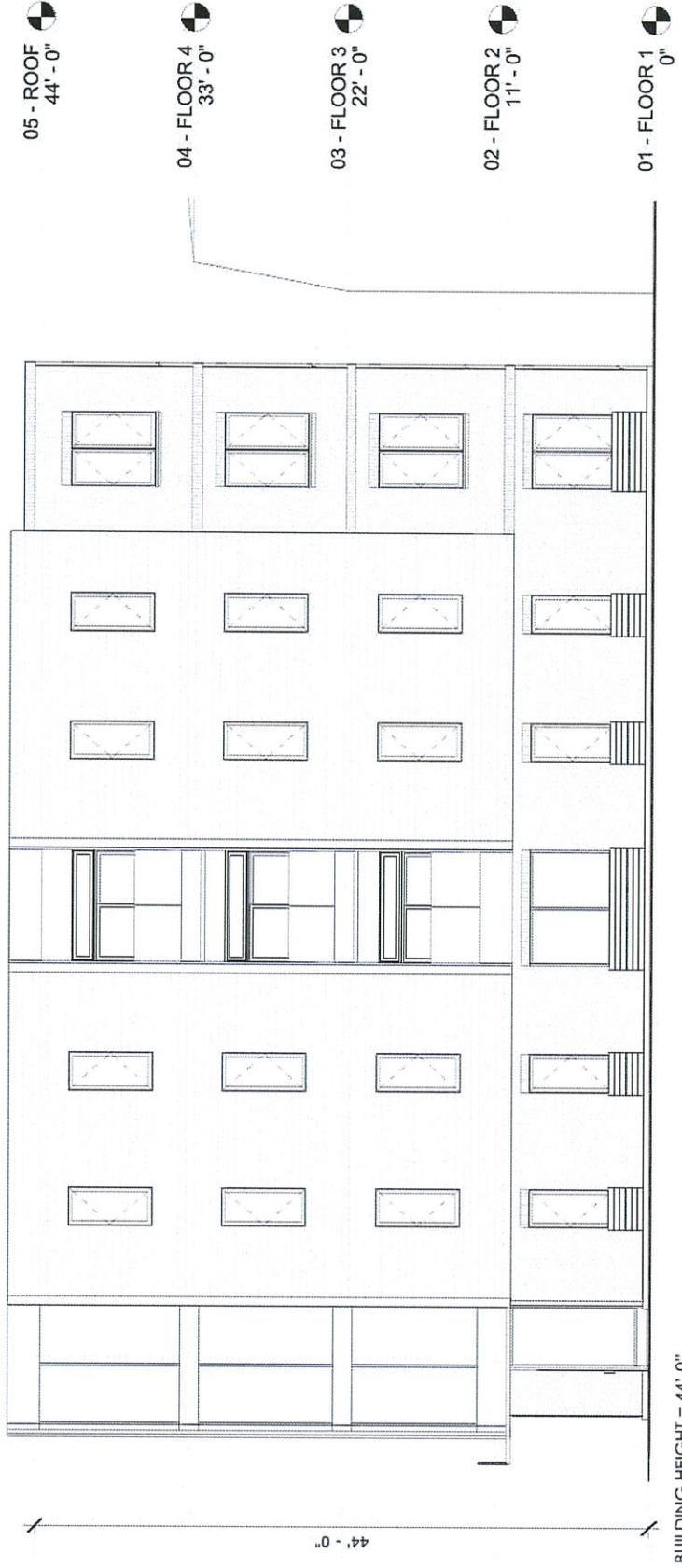
NORTH ELEVATION SCALE @ 1/8" = 1'-0"  
 25 PIEDMONT APARTMENTS



EAST ELEVATION SCALE @ 1/8" = 1'0"  
**25 PIEDMONT APARTMENTS**

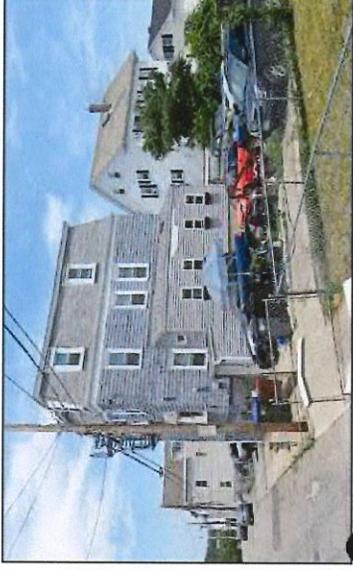


SOUTH ELEVATION SCALE @ 1/8" = 1'0"  
 25 PIEDMONT APARTMENTS



WEST ELEVATION SCALE @ 1/8" = 1'0"  
**25 PIEDMONT APARTMENTS**

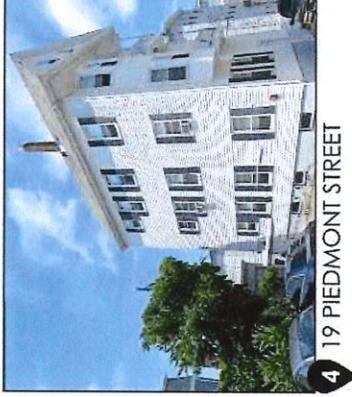
**1 25 PIEDMONT APARTMENTS**



**2 26 MARCELLO STREET**



**3 CHURCH OF THE HOLY CROSS,  
472 ATWELLS AVE**



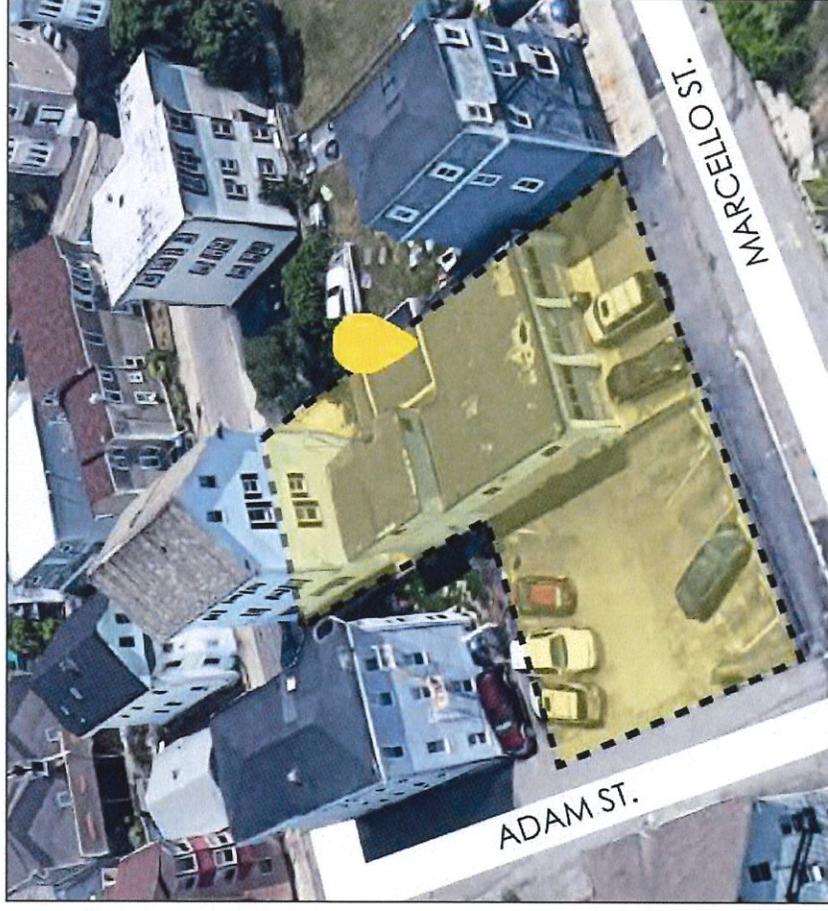
**4 19 PIEDMONT STREET**



**5 ATWELLS AVE**

CONTEXT  
25 PIEDMONT APARTMENTS

25 PIEDMONT APARTMENTS



EXISTING STRUCTURES  
25 PIEDMONT APARTMENTS