

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 2010-29

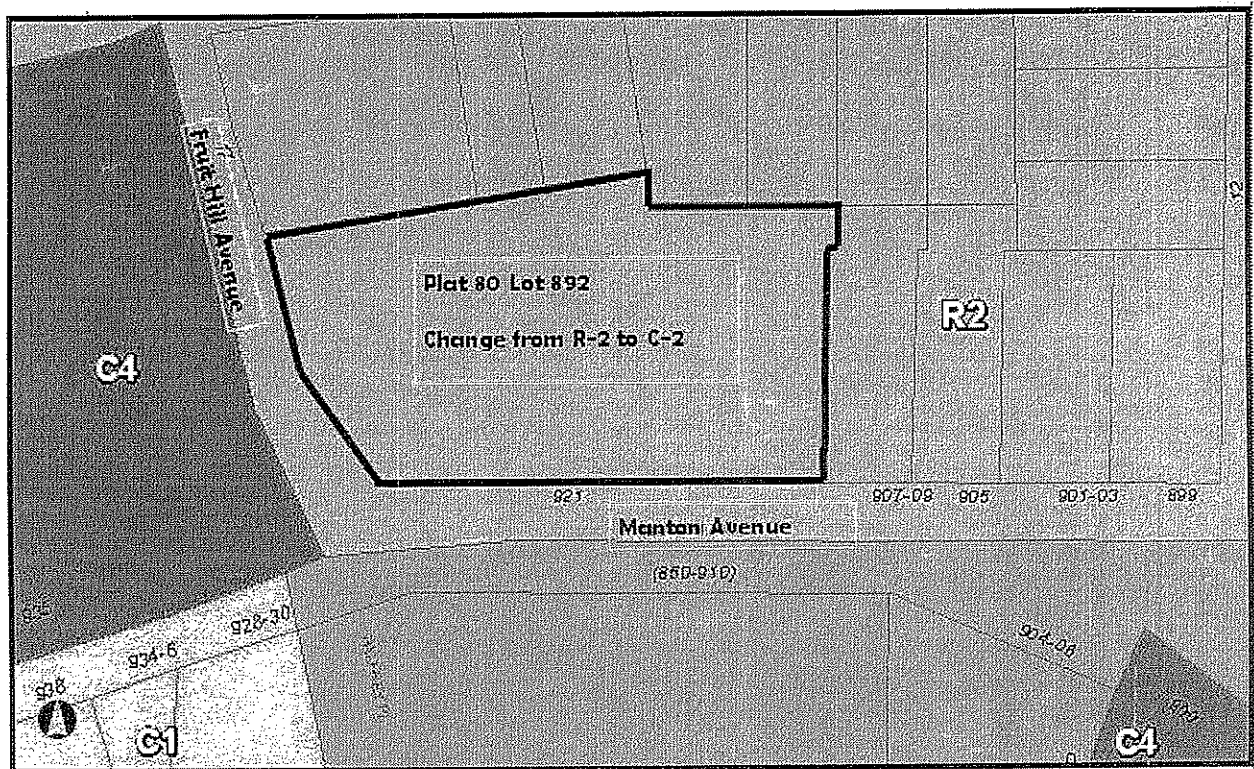
No. 253 An Ordinance in Amendment of Chapter 27 of the Code of Ordinances of the City of Providence Entitled "The City of Providence Zoning Ordinance," Approved June 27, 1994, as Amended, to Change the Zoning Designation of Lot 892 on Plat 80 at 919 Manton Avenue from R-2 to C-2.

*Approved* July 28, 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-2 to C-2 for the area encompassing Plat 80 Lot 892 on the City of Providence Official Zoning Map.

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



IN CITY COUNCIL  
JUL 15 2010

FIRST READING  
READ AND PASSED

*[Signature]* CLERK

**APPROVED**

IN CITY  
COUNCIL

JUL 26 2010  
FINAL READING  
READ AND PASSED

*[Signature]* PRESIDENT

*[Signature]* CLERK

*[Signature]*  
**MAYOR**

7/28/10



City of Providence

City Plan Commission

400 Westminster Street  
Providence, Rhode Island 02903

401 351 4300 OFFICE  
401 351 9533 FAX

Stephen Durkee AIA  
Chair

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

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

Attn: Anna Stetson, City Clerk

May 3, 2010

**Re: Petition to change the zoning designation of Lot 892 AP 80  
(919 Manton Avenue) from R-2 (Two Family Residential  
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 lot is currently located adjacent to a C-4 zone at the west and a C-2 zone to the south. A vacant building previously used as a video rental store occupies the lot.

Given the commercial nature of this portion of Manton Avenue, the previous use of the building and the location of the lot at a busy intersection, the CPC found the rezoning to be appropriate. The proposed rezoning is an action item in the Hartford / Silver Lake / Manton neighborhood plan. The inclusion of the parcel into the C-2 zone is not expected to affect health, safety, welfare and the objectives of Section 100 of the Zoning Ordinance.

The rezoning would also bring the parcel into conformance with the Future Land Use map of the Comprehensive Plan and would be in conformance with the objectives of the Comprehensive Plan and the Neighborhood Plan. Map 11.2 designates the future land use of the lot as Neighborhood Commercial /

**PROVIDENCE THE CREATIVE CAPITAL**

**David N. Cicilline, Mayor**

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

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

City Clerk  
City of Providence

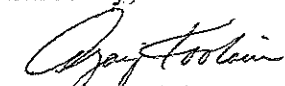
March 5, 2010

I, Azarig Kooloian, respectfully hereby petition the Providence City Council to re-zone the property located at 919 Manton Avenue, Plat 80 / Lot 892, from R-2 to C-2.

This re-zone request is consistent with both the Comprehensive Plan for the City of Providence and the Neighborhood Plan for the Manton neighborhood.

I thank you for the opportunity of submitting this request to you.

Sincerely,



Azarig Kooloian  
Green Light Properties  
6 Palou Drive  
North Providence, RI 02904  
(401) 353-8633

