

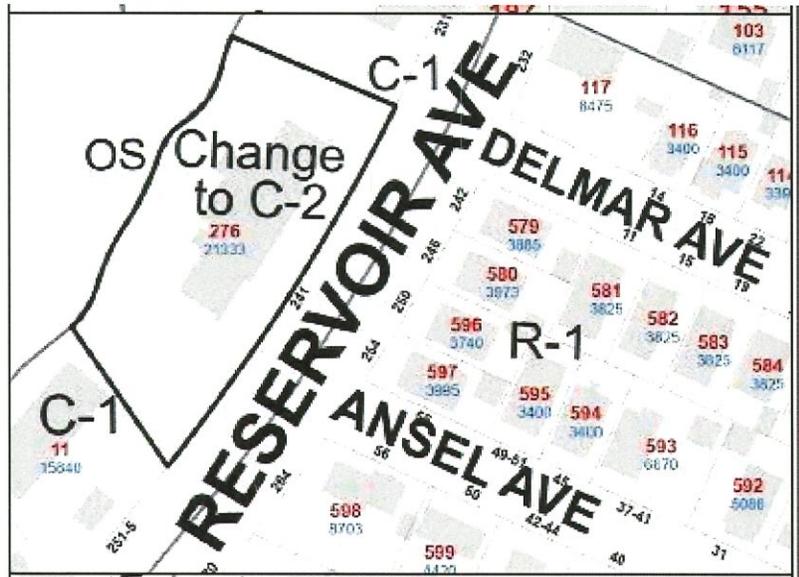
CHAPTER 2022-71

No. 428 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 126, LOT 276 (241 RESERVOIR AVENUE) FROM C-1 TO C-2

Approved December 21, 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 126, Lot 276 (241 Reservoir Avenue), from C-1 to C-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
DEC 01 2022  
FIRST READING  
READ AND PASSED

*Tina L. Mastrosianni* CLERK  
ACTING

IN CITY COUNCIL  
DEC 15 2022  
FINAL READING  
READ AND PASSED

*John J. Iglizzi* JOHN J. IGLIOZZI, PRESIDENT  
*Tina L. Mastrosianni* ACTING CLERK

I HEREBY APPROVE.

*[Signature]*  
\_\_\_\_\_  
Mayor  
Date: *12/21/22*

**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*

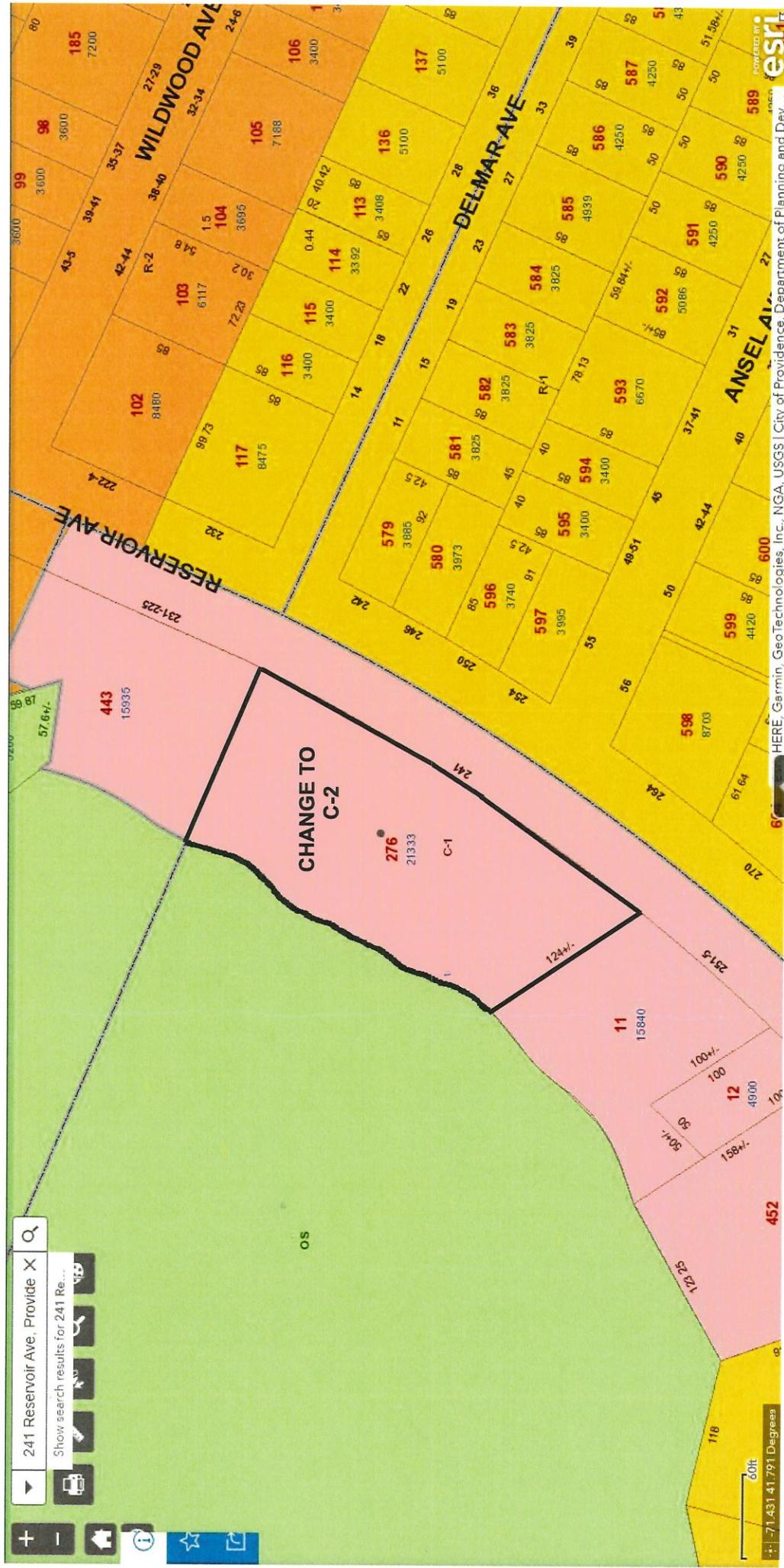
Asian Properties, LLC, hereby petitions the City Council to change the official Zoning Map of the City of Providence by changing the zoning district designation for the properties located at 241 Reservoir Avenue, Assessor's Plat 126, Lot 276, from C-1 to C-2, as shown on the accompanying map.

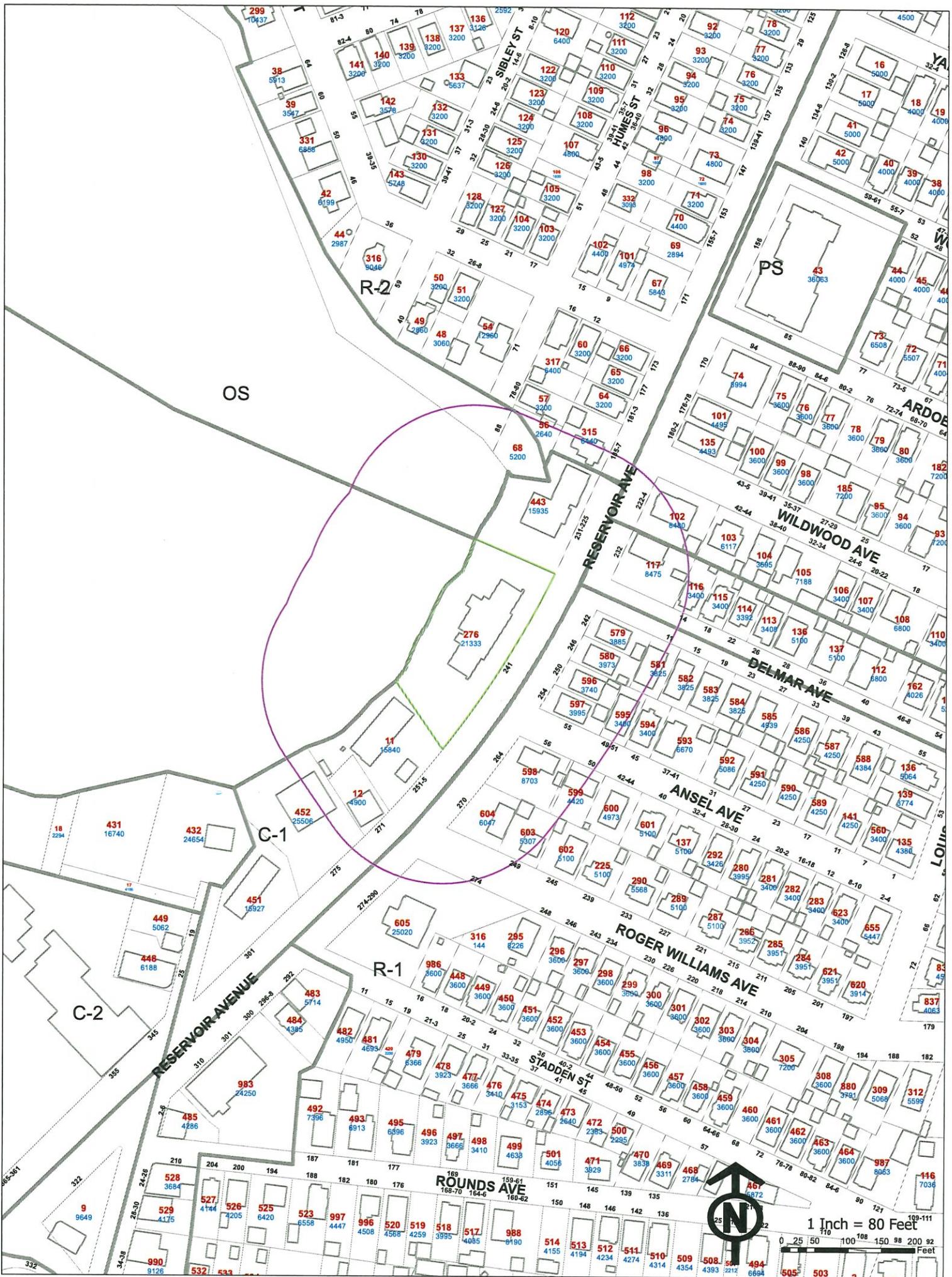
ASIAN PROPERTIES, LLC

By: Kelley M Salvatore  
Kelley Morris Salvatore, Esquire  
Its Attorney

PROVIDENCE, RI  
CITY OF PROVIDENCE  
2015 FEB -8 11:20

FILED





KELLEY MORRIS SALVATORE, ESQ.  
KMORRIS@DARROWEVERETT.COM

PROVIDENCE:  
One Turks Head Place  
Suite 1200  
Providence, RI 02903  
tel: (401) 453-1200  
fax: (401) 453-1201

September 8, 2022

VIA HAND DELIVERY

Tina L. Mastroianni, City Clerk  
City of Providence  
City Hall  
25 Dorrance Street, Room 311  
Providence, RI 02903

Re: Petition to City Council for Zone Change  
Asian Properties, LLC  
Assessor's Plat 126, Lots 276

Madame Clerk:

Enclosed is a petition for zone change, as well as two sets of mailing labels and radius map.

Please let me know if you require any additional information.

Very truly yours,

  
Kelley Morris Salvatore



City Plan Commission  
Jorge O. Elorza, Mayor

October 19, 2022

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

Attn: Tina Mastroianni, Acting City Clerk

**Re: Referral 3528 – Petition to rezone 241 Reservoir Ave (AP 126 Lot 276) from C-1 to C-2**

**Petitioner: Asian Properties LLC**

Dear Chairman Narducci,

The petitioner is requesting a rezoning of the subject lot from C-1 to C-2. The lot measures over 20,000 SF and is occupied by a commercial building with multiple units.

**FINDINGS OF FACT**

The western portion of Reservoir Ave is primarily commercial with uses including a gas station and auto repair business. Given the mix of uses in the vicinity and the size of the subject building, the CPC found that it would be appropriate to rezone the subject lot to 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 intended to be one intended for neighborhood commercial/mixed use development.

The CPC found that the rezoning would be appropriate as the massing and design of the subject building can accommodate uses permitted in the C-2 zone and would be consistent with the neighborhood's character. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

It is the CPC's opinion that rezoning the lots 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.

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

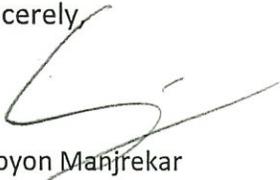
**RECOMMENDATION**

On a motion by Commissioner Quezada, seconded by Commissioner Potter, the CPC voted to recommend that the City Council approve the proposed zone change to C-2 finding it to be in conformance with the zoning ordinance and comprehensive plan.

The CPC voted as follows:

Aye: M. Quezada, C. Potter, N. Sanchez, H. Bilodeau

Sincerely,



Choyon Manjrekar  
Administrative Officer