

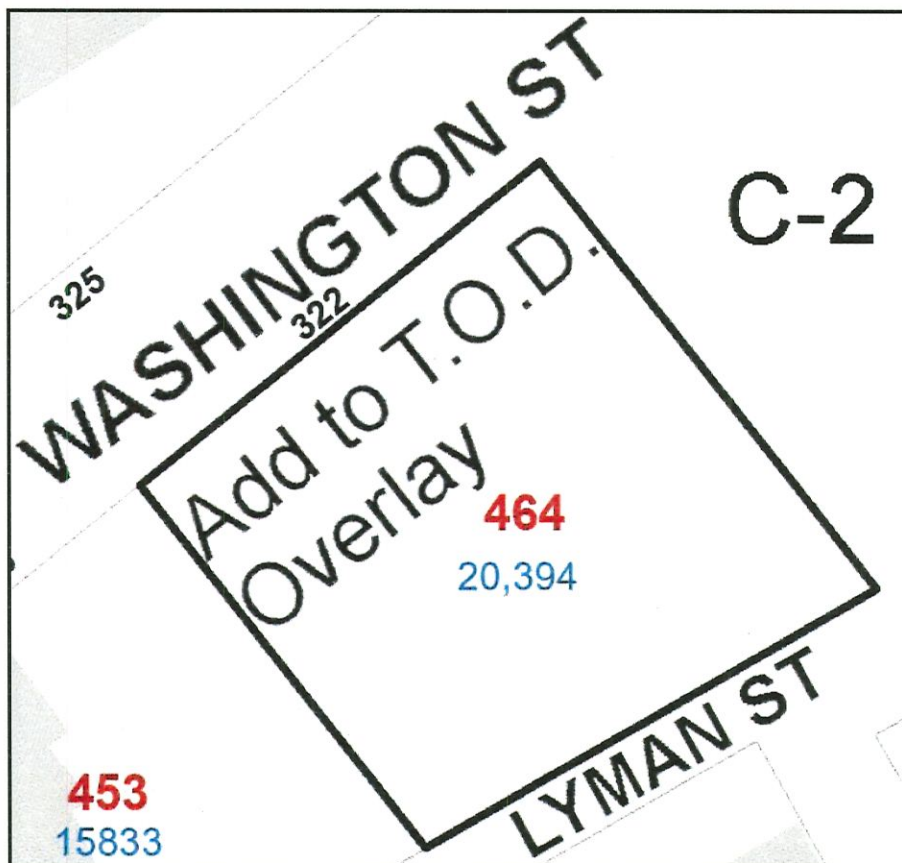
CHAPTER 2023-6

No. 190 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 25, LOT 464 (322 WASHINGTON STREET) (THE "PROPERTY") IN THE TRANSIT-ORIENTED DEVELOPMENT OVERLAY DISTRICT (THE "TOD")

Approved May 10, 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 25, Lot 464 (322 Washington Street) (the "Property") in the Transit-Oriented Development Overlay District (the "TOD").



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
APR 20 2023
FIRST READING
READ AND PASSED

Jina L. Mastrosianni

IN CITY
COUNCIL
MAY 04 2023
FINAL READING
READ AND PASSED

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

I HEREBY APPROVE.

Brett R. Smith
Mayor

Date: 5/10/23



CITY OF PROVIDENCE
BRETT P. SMILEY, MAYOR

December 22, 2022

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

Attn: Tina Mastroianni, City Clerk

Re: Referral 3535 – Petition to rezone 322 Washington Street (AP 25 Lot 464) to be included under the Transit Oriented Development (TOD) overlay

**Petitioner: LAC Northeast Developer LLC
Owner: Rajipo LLC**

Dear Chairperson,

The petitioner appeared before the City Plan Commission (CPC), requesting to rezone 322 Washington Street with a base zoning of C-2, to include it within the TOD overlay. The petitioner intends to construct a 62', six-story, 76 unit affordable multifamily dwelling on the lot.

FINDINGS OF FACT

The applicant requested dimensional adjustments to allow for the proposed height and parking for the subject land development project as the maximum allowable height in the C-2 zone is 50' and four stories; and 43 parking spaces will be provided where 76 are required. The applicant is requesting the zone change as it would negate the need for the adjustments and allow for the proposed development by right as there is no parking minimum for residential development and the maximum height is 70'. The change would allow the applicant to provide 81 units and reduce the amount of required parking.

The TOD overlay is intended for dense development with reduced parking requirements in proximity to public transportation infrastructure. The lot is located adjacent to the service road and is within walking distance of Downtown and public transport stops. According to the future land use map of Providence Tomorrow: The Comprehensive Plan this area is intended for Neighborhood Commercial/Mixed Use development, and is adjacent to the Downtown/Mixed Use designation. Both designations support multifamily development, particularly in proximity to commercial corridors. This in turn reduces reliance on parking and personal vehicles and is conducive to dense

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.gov

development.

The CPC found that provision of affordable housing would conform to objectives H-2 and H-3 of the plan which support creation of new and affordable housing. Construction of dense development within a single building is in conformance with objective BE-3 of the plan which promotes compact urban development. The CPC found that the reduction in parking due to the proposed inclusion under the TOD overlay would conform to objectives M-2, M-3 and M-4 of the plan which promotes use of alternative transportation including biking, transit and walking. Therefore, the proposed zone change would be in conformance with the comprehensive plan.

Multifamily development is permitted by right and the CPC found that inclusion within the overlay would enhance the development allowed on the site. The CPC found that the rezoning is not expected to have a negative effect on neighborhood character or surrounding property, nor is it expected to negatively affect health, safety and welfare of the community. It is therefore consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

RECOMMENDATION

On a motion by Commissioner Verdi, seconded by Commissioner Sanchez, the Commission voted to recommend that the City Council rezone the lot to include it under the TOD overlay.

The Commission voted as follows:

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

Sincerely,



Choyon Manjrekar
Administrative Officer

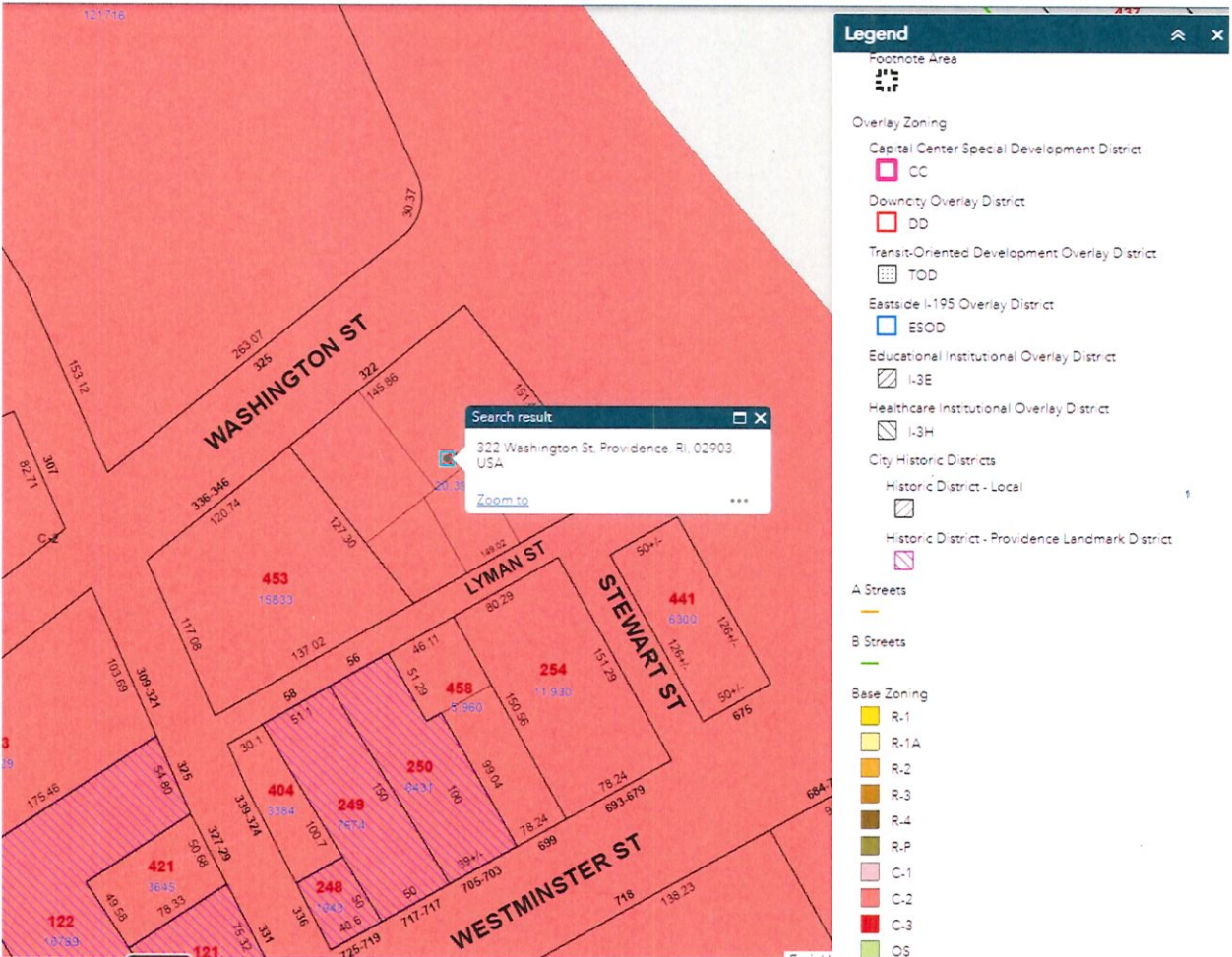
CITY OF PROVIDENCE
STATE OF RHODE ISLAND

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

LAC Northeast Developer LLC, as Petitioner, and Rajipo LLC, as owner, hereby requests the City of Providence City Council to incorporate 322 Washington Street, Providence, Rhode Island 02903, also being, the City of Providence Tax Assessor’s Plat 25 Lot 464 (the “Property”) in the Transit-Oriented Development Overlay District (the “TOD”).



IN CITY COUNCIL
DEC 01 2022

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.,

Paul L. Matheson CLERK
ACTING

November 18, 2022

City of Providence
City Clerk's Department
Providence City Hall
25 Dorrance Street, Room 311
Providence RI 02903

Re: Petition for Zoning Change of 322 Washington Street, Providence, Rhode Island (the "Property")

Ladies and Gentlemen:

With respect to the above-referenced matter, please find the enclosed:

1. Check payable to City of Providence in the amount of One Hundred Fifty and 00/100 (\$150) Dollars for the filing fees;
2. Petition to the City Council for Zoning Change;
3. Two (2) copies of the abutters within a 200' radius of the Property;
4. Two (2) copies of mailing labels for the abutters; and
5. Radius map of the abutters.

Should you have any questions or comment, please do not hesitate to contact my office.

Very truly yours,

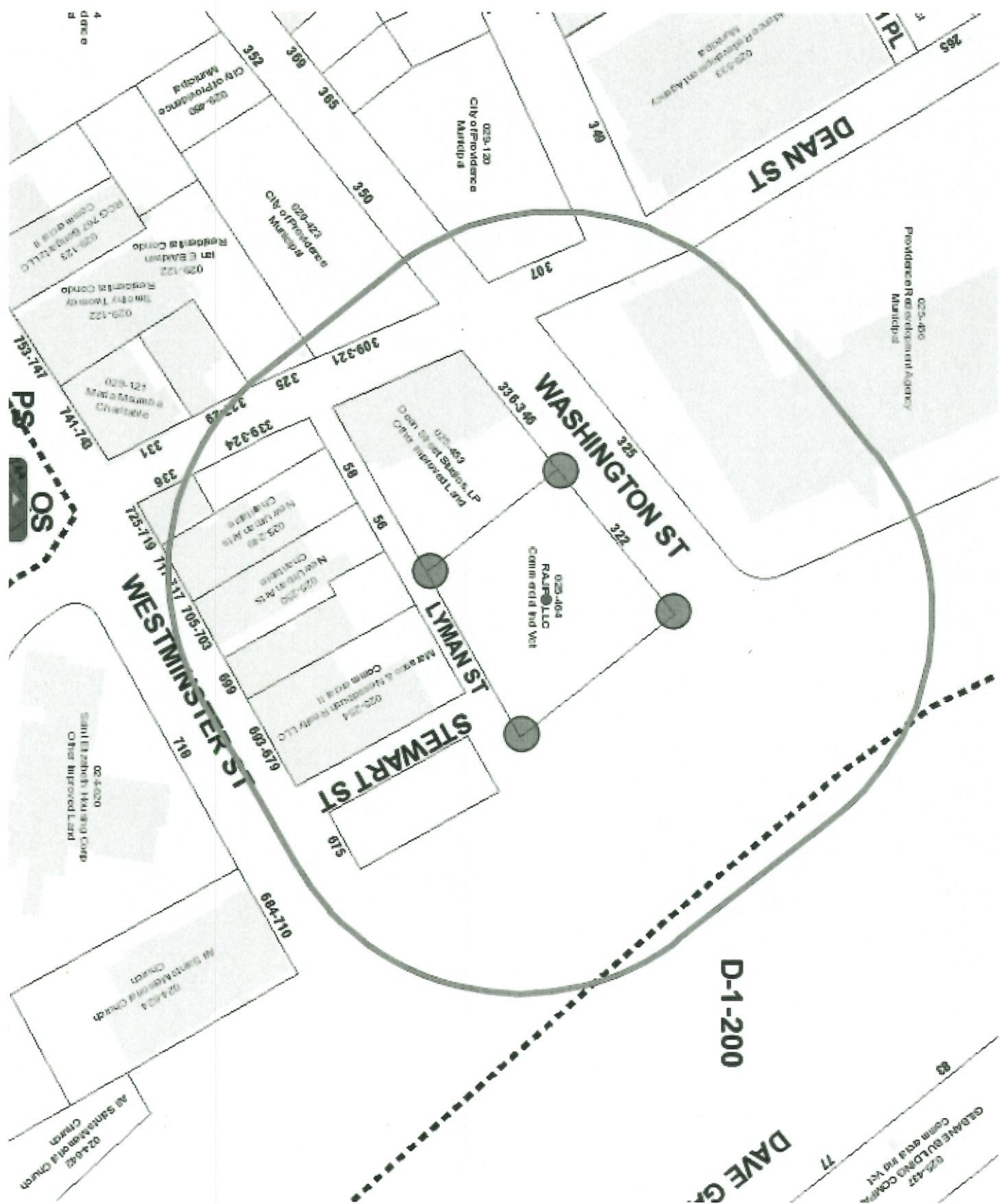


ROBERT I. STOLZMAN
rstolzman@apslaw.com

RIS/kkd
Enclosures

City of Providence
November 18, 2022
Page 2

cc: Kim K. Dooley, Esq. (via e-mail)
Scott Shaw (via e-mail)
Ted Seely (via e-mail)
David D'Amico (via e-mail)
Elizabeth Feliciano (via e-mail)
Ed Wojcik (via e-mail)
City of Providence – Department of Planning & Development (via e-mail)



CAMAExtract_ParcAddress	CAMAExtract_ZIP_POSTAL	CAMAExtract_Owner1	CAMAExtract_OwnerAddress	CAMAExtract_OwnerCity	CAMAExtract_OwnerState	CAMAExtract_OwnerZip
711 WESTMINSTER ST, Unit 1	02903	Stephen D Brock	711 Westminster St	Providence	RI	02903
711 WESTMINSTER ST, Unit 2	02903	Christine Rayner	715 Westminster St, Unit 2	Providence	RI	02903
711 WESTMINSTER ST, Unit 3	02903	Geoffrey H Keltz and Heather A Keltz	711 Westminster St	Providence	RI	02903
711 WESTMINSTER ST, Unit 4	02903	CUPS Cooperative Inc	8 Lister Dr	Barrington	RI	02903
711 WESTMINSTER ST, Unit 5	02903	Tadpole LLC	795 Hope St	Providence	RI	02903
711 WESTMINSTER ST, Unit 6	02903	JWR Realty LLC	711 Westminster St, Unit 6	Providence	RI	02903
711 WESTMINSTER ST, Unit 7	02903	New Urban Arts	705 Westminster St	Providence	RI	02903
324 DEAN ST	02903	ABODHI Properties LLC	334 Broadway	Providence	RI	02903
309 DEAN ST	02903	City of Providence	400 Reservoir Ave	Providence	RI	02903
719 WESTMINSTER ST	02903	RCG 719 Westminster LLC	334 Broadway	Providence	RI	02903
307 DEAN ST	02903	City of Providence	400 Reservoir Ave	Providence	RI	02903
327 DEAN ST	02903	aBodhi Properties LLC	80 Dexter St	Providence	RI	02903
675 WESTMINSTER ST	02903	Marasco & Nesselbush Realty LLC	685 Westminster St	Providence	RI	02903
336 WASHINGTON ST	02903	Dean Street Studios, LP	861 A Broad St	Providence	RI	02903
755 WESTMINSTER ST, Unit 0100	02903	Remarkable Properties LLC	1582 Westminster St Apt 3	Providence	RI	02903
755 WESTMINSTER ST, Unit 0110	02903	Remarkable Properties LLC	1582 Westminster St	PROVIDENCE	RI	02903
755 WESTMINSTER ST, Unit 120	02903	Ian E Baldwin and Mariam N Fayek	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit 201	02903	Ellen B Galkin Trustee	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit 202	02903	Robert G Gondola Jr	755 Westminster St, Unit 202	Providence	RI	02903
755 WESTMINSTER ST, Unit 203	02903	Christopher Yang	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit 204	02903	Timothy Twomey and Ann Brady	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit 301	02903	Brenda M Soussan and Lana Soussan	755 WESTMINSTER ST	PROVIDENCE	RI	02903
755 WESTMINSTER ST, Unit 302	02903	Edwin C Wilwayco and Gloria F. Wilwayco	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit 303	02903	Leon J Hillon	755 Westminster St, Unit 303	Providence	RI	02903
755 WESTMINSTER ST, Unit 304	02903	Philip Tracey	755 Westminster St, Unit 304	Providence	RI	02903
755 WESTMINSTER ST, Unit 401	02903	Jeffrey Nally	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit 402	02903	Natasha Torres and Carlos Ventura	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit 403	02903	Rachael H Brandenburg and Derek P Hoffend	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit 404	02903	Sebastian Saldivar and Samantha E Saldivar	755 Westminster St Unit 404	Providence	RI	02903
755 WESTMINSTER ST, Unit S1	02903	Robert G Gondola Jr	755 Westminster St, Unit 202	Providence	RI	02903
755 WESTMINSTER ST, Unit S2	02903	Leon J Hillon	755 Westminster St, Unit 303	Providence	RI	02903
755 WESTMINSTER ST, Unit S3	02903	Timothy Twomey and Ann Brady	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit S4	02903	Jeffrey Nally	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit S5	02903	Seven Hundred Fifty-five Lofts LLC	334 BROADWAY ST	PROVIDENCE	RI	02903
755 WESTMINSTER ST, Unit S5	02903	Philip Tracey	755 Westminster St, Unit 304	Providence	RI	02903
755 WESTMINSTER ST, Unit S6	02903	Rachael H Brandenburg and Derek P Hoffend	755 Westminster St	Providence	RI	02903
755 WESTMINSTER ST, Unit S7	02903	Armory Revival Company	334 Broadway	Providence	RI	02903
705 WESTMINSTER ST	02903	New Urban Arts	743 Westminster St	Providence	RI	02903
325 WASHINGTON ST	02903	Providence Redevelopment Agency	444 Westminster St	PROVIDENCE	RI	02903
699 WESTMINSTER ST	02903	Marasco & Nesselbush Realty LLC	685 Westminster St	Providence	RI	02903
699 WESTMINSTER ST	02903	Marasco and Nesselbush Real LLC	685 Westminster St	Providence	RI	02903
322 WASHINGTON ST	02903	RAUIPO,LLC	157 Cerise Court	Daytona Beach	FL	02903

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