

CHAPTER 2018-50

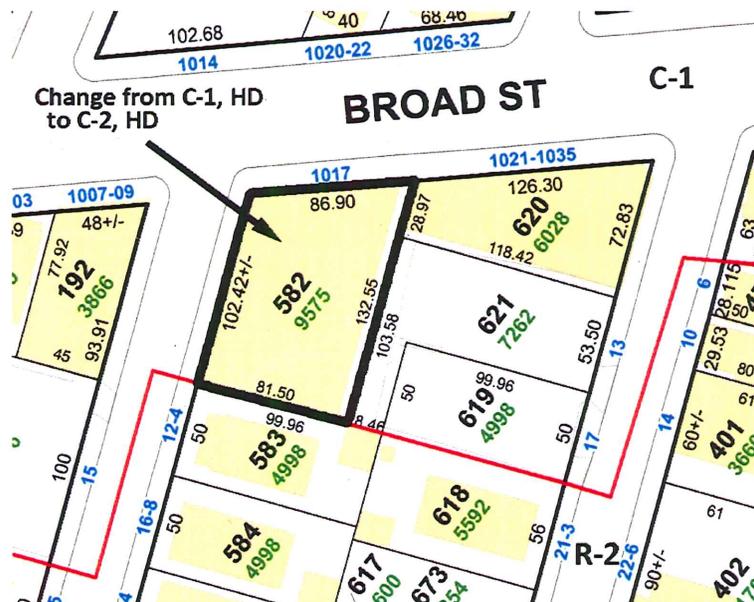
No. 465 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE OFFICIAL ZONING MAP FOR ASSESSOR'S PLAT 53, LOT 582 (1017 BROAD STREET), FROM C-1 TO C-2

Approved October 9, 2018

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 for Assessor's Plat 53, Lot 582 (1017 Broad Street) from C-1 to C-2, as shown on the accompanying map. The rezoning shall permit all uses allowed in the C-2 zone in addition to entertainment-ancillary use and live performance venue by right.

SECTION 2: This Ordinance shall take effect upon passage.



IN CITY COUNCIL
SEP 20 2018
FIRST READING
READ AND PASSED

Low I. Hays
CLERK

IN CITY
COUNCIL

OCT 04 2018
FINAL READING
READ AND PASSED

William E. Smith
PRESIDENT
Low I. Hays
CLERK

I HEREBY APPROVE.

[Signature]
Mayor
Date: 10/9/18



City Plan Commission
Jorge O. Elorza, Mayor

May 29, 2018

Councilman Terrence M. Hassett
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Lori Hagen, City Clerk

Re: Referral 3430-Petition to rezone 1017 Broad Street (AP 53 Lot 582) from C-1 to C-2

Petitioner: Department of Planning and Development

Dear Chairman Hassett,

The City Plan Commission (CPC) reviewed the proposed zoning change to rezone the property at 1017 Broad Street (AP 53 Lot 582) from C-1 to C-2 at a regular meeting on May 23, 2018. The CPC voted as described below to make certain findings of fact and to recommend that the petition be approved subject to certain conditions.

FINDINGS OF FACT

The proponent is proposing to rezone 1017 Broad Street (AP 53 Lot 582) from C-1 to C-2. The site is a former theater that is being redeveloped for a mix of uses. The zone change would permit uses allowed in the C-2 zone in addition to live entertainment-ancillary use and live performance venue by right. The building is currently vacant and designed as a theater. This portion of Broad Street is zoned C-1, but is adjacent to the C-2 zone to the south. A diverse number of uses including residential and commercial uses can be observed along this portion of the street.

As the neighborhood has a mix of residential and commercial development, the CPC found that inclusion of this lot within the C-2 zone is not expected to have a negative effect on neighborhood character or neighboring property. The CPC found that expanded intensity of the C-2 zone and the proposed ancillary entertainment and live performance venue would be appropriate based on the building's design and previous use. The change and proposed uses are not expected to be different from what currently exists on site or be a significant departure from neighboring uses. Therefore, a significant effect on neighborhood character is not expected.

DEPARTMENT OF PLANNING AND DEVELOPMENT
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Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—Broad Street is intended to be one where neighborhood commercial, residential and business/mixed uses are located in proximity to each other. Therefore, the CPC found that the rezoning would be consistent with the intent of the comprehensive plan.

The CPC found that rezoning this lot and providing ancillary entertainment and a live performance venue would be appropriate given the past use of the building. 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

Based on the foregoing discussion, the CPC voted unanimously to make a recommendation that the City Council approve the proposed Zone Change subject to the following condition:

A note shall be added to the zoning map stating that live entertainment-ancillary use and live performance venue are permitted by right.

Sincerely,



Choyon Manjrekar
Administrative Officer