

City of Providence
STATE OF RHODE ISLAND

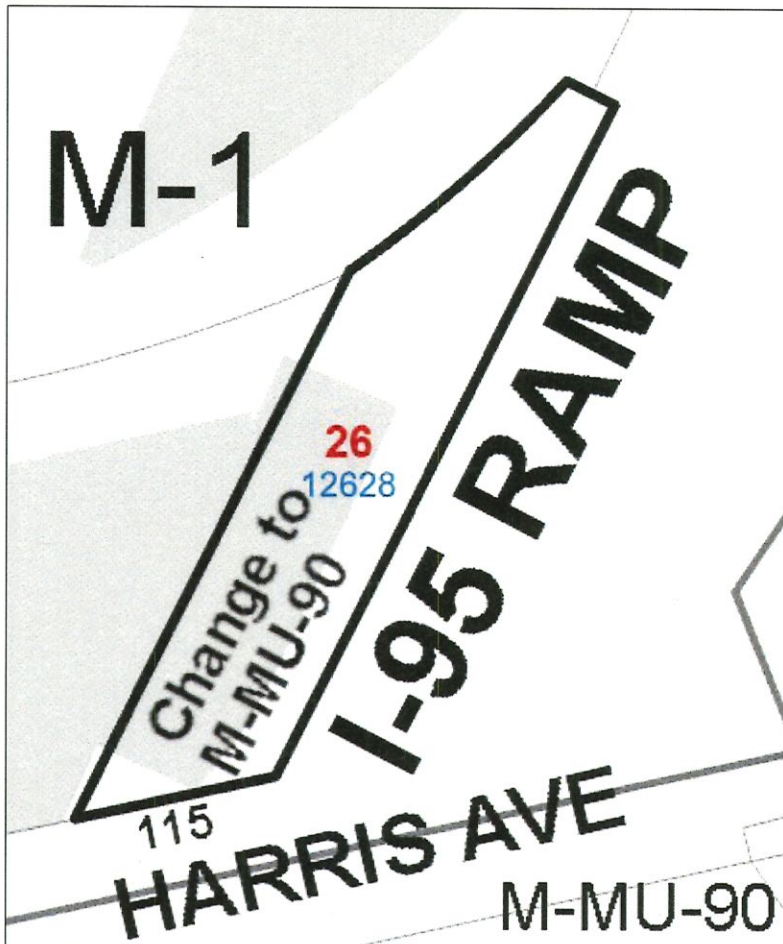
CHAPTER 2023-5

No. 189 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 26, LOT 26 (115 HARRIS AVENUE), FROM M-1 LIGHT INDUSTRIAL TO M-MU-90- MIXED-USE INDUSTRIAL

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 26, Lot 26 (115 Harris Avenue), from M-1 Light Industrial to M-MU-90- Mixed-Use Industrial.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
APR 20 2023
FIRST READING
READ AND PASSED
Tina L. Mastrosianu CLERK

IN CITY COUNCIL
MAY 04 2023
FINAL READING
READ AND PASSED
Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Tina L. Mastrosianu CLERK

I HEREBY APPROVE.

Butt P. J.
Mayor

Date: *5/10/23*



City Plan Commission
Jorge O. Elorza, Mayor

November 17, 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 3532 – Petition to rezone 115 Harris Ave (AP 26 Lot 26) from M-1 to M-MU 90

Petitioner: 115 Harris LLC

Dear Chairman Narducci,

The petitioner is requesting a rezoning of the subject lot from M-1 to M-MU 90 with the intent of allowing for multifamily development on the lot.

FINDINGS OF FACT

The applicant is proposing to rezone 115 Harris Ave from M-1 to M-MU 90 in order to allow for multifamily development on the lot, which is currently occupied by a three story building.

The subject lot is located within an area of the City that is intended for industrial and heavy commercial use, with the surrounding lots zoned M-1 to the north and west, and M-MU 90 zone to the east and south. Multifamily development is not permitted in the M-1 zone but allowed by right in the M-MU 90 zone. Per the Future Land Use Map of Providence Tomorrow—which is not intended for parcel level analysis— this area is one intended for business/mixed use development which allows for multifamily development in certain areas. The plan envisions this area as one with industrial uses in proximity to heavy commercial and residential uses. A large multifamily development is located directly to the east of the subject lot. Given the mix of industrial and residential uses around the site, the Commission found that the rezoning is consistent with the intent of the comprehensive plan and zoning ordinance.

The Commission found that rezoning the lot to M-MU 90 to allow for a use that is permitted by right in the adjacent M-MU 90 zone is not expected to have a negative effect on neighborhood character

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
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or surrounding property as the use will be similar to what is already permitted in proximity to the M-1 zone. The rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages developing new housing in the City.

The Commission found that rezoning the lot would be appropriate given the character of the surroundings and the proposed use. 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.

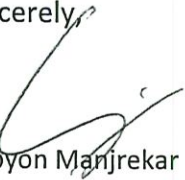
RECOMMENDATION

On a motion by Commissioner Potter, seconded by Commissioner Quezada, the Commission voted to recommend that the City Council rezone the subject lot to M-MU 90.

The Commission voted as follows:

Aye: C. Potter, M. Quezada, N. Verdi, 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

115 Harris, LLC, the owner of 115 Harris Avenue, which the City Tax Assessor has designated as AP 26, Lot 26, and which is shown on the accompanying map, requests the zoning district for the property be changed from M-1 Light Industrial to M-MU-90 Mixed-Use Industrial.

Respectfully Submitted:



115 Harris, LLC
By John T. Longo, Esq./#4928
996 Smith Street, Suite 101
Providence, RI 02908
(401) 378-4441
jtlongo@citadelpc.com

10/7/22
Date

2022 OCT 11 AM 11:23

ED

115 Harris Avenue, Providence RI

AP 26, Lot 26

- M-1
- M-MU-90

Historic Overlay



Zone Change Application