

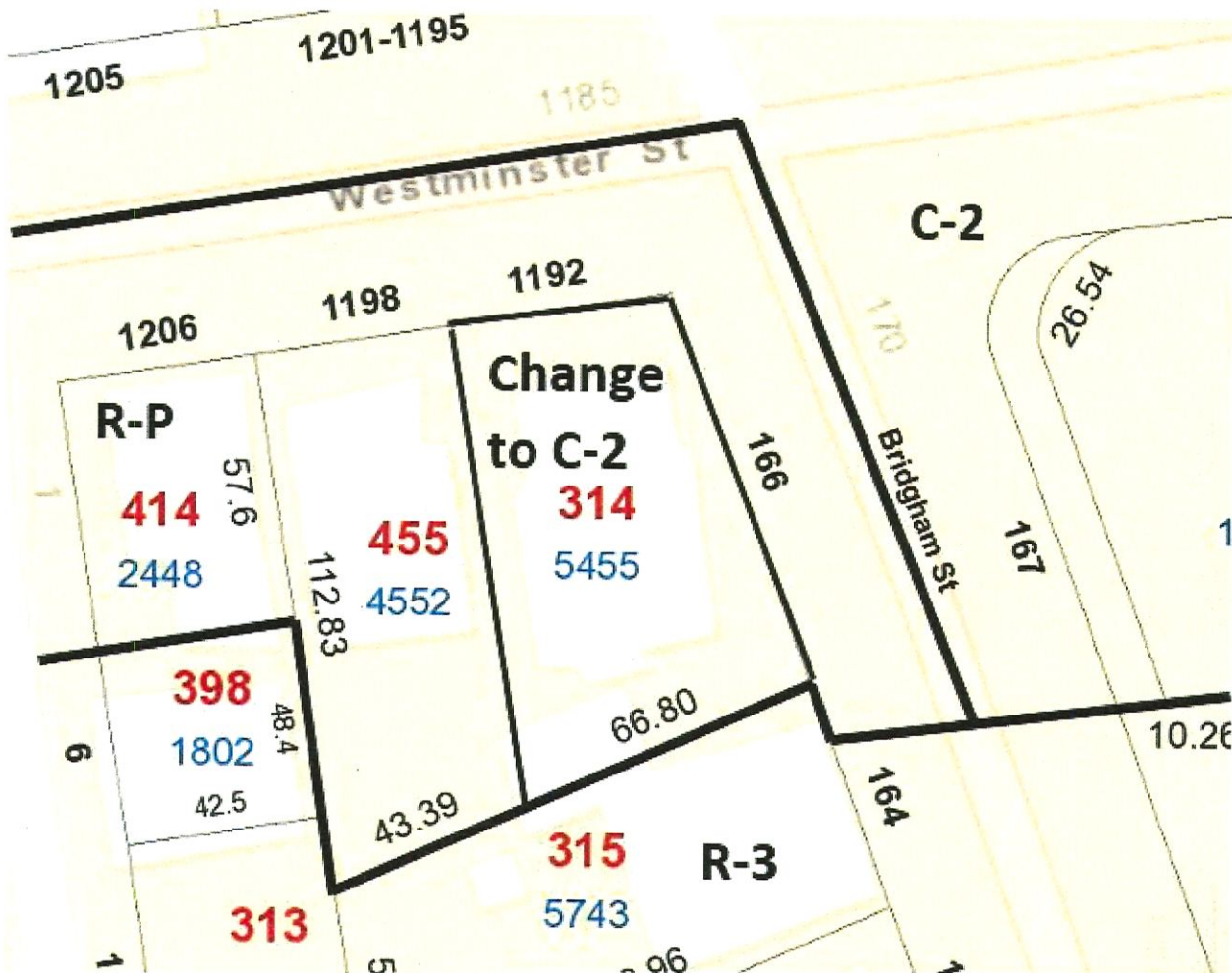
CHAPTER²⁰²⁰⁻²⁹

No. 311 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 PLAT 32, LOT 314 (1192 WESTMINSTER STREET), FROM R-P TO C-2

Approved September 24, 2020

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 Official Zoning Map for plat 32, lot 314 (1192 Westminster St.), from R-P to C-2, as shown on the accompanying map.



SECTION 2: This Ordinance shall take effect upon passage.

IN CITY COUNCIL
SEP 03 2020
FIRST READING
READ AND PASSED

Shawn Sellsch CLERK
SM

IN CITY COUNCIL
SEP 17 2020
FINAL READING
READ AND PASSED

Sabrina Nolasco PRESIDENT
Tina L. Mastrosimone CLERK
ACTING

I HEREBY APPROVE.

[Signature]
Mayor
Date: *9/24/20*



City Plan Commission
Jorge O. Elorza, Mayor

June 30, 2020

Councilwoman Jo-ann Ryan
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

**Re: Referral 3474 – Petition to rezone 1192 Westminster Street from R-3 to C-2
(AP 32 Lot 314)**

Petitioner: West Broadway Neighborhood Association

Dear Chairwoman Ryan,

The City Plan Commission (CPC) reviewed the above referenced zone change at a special virtual meeting on June 25, 2020 and voted to recommend that the City Council approve the amendment based on their findings described below.

FINDINGS OF FACT

The petitioner is requesting a rezoning of 1192 Westminster Street (AP 32 Lot 314) from R-P to C-2. The lot is currently occupied by a two-story building.

The C-2 zone lies to the east and north of the subject lots across Bridgham and Westminster streets, respectively. As the C-2 zone is adjacent to the R-P zone, which allows for a degree of mixed use, the CPC found that inclusion of the lot within the C-2 zone is not expected to have a negative effect on neighborhood character or surrounding property. The uses permitted as a result of the zone change will be similar to what can be observed in the vicinity. As the C-2 zone is in proximity to the R-P zone, the CPC does not expect an adverse impact on neighborhood character.

Per the applicant, the zone change is being requested so that the detached garage may be used as a dwelling unit. This is not currently allowed, as dwellings in accessory structures are not permitted in residential zones.

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 where commercial, residential and mixed uses are located in proximity to each other. The property is located in an area where

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

neighborhood commercial development is intended alongside medium density residential development. Therefore, the CPC found the rezoning to be consistent with the intent of the comprehensive plan.

Based on the foregoing discussion, the CPC found that rezoning the lot would be appropriate given the character of the surroundings. The CPC found that the 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

Upon a motion by Commissioner Gazdacko, seconded by Commissioner Torrado, the CPC unanimously voted to recommend that the City Council approve the proposed zone change based on the above findings.

The CPC voted as follows:

AYE: M. Gazdacko, L. Torrado, M. Quezada, C. West, H. Bilodeau, C. Potter

Sincerely,



Administrative Officer
Choyon Manjrekar