

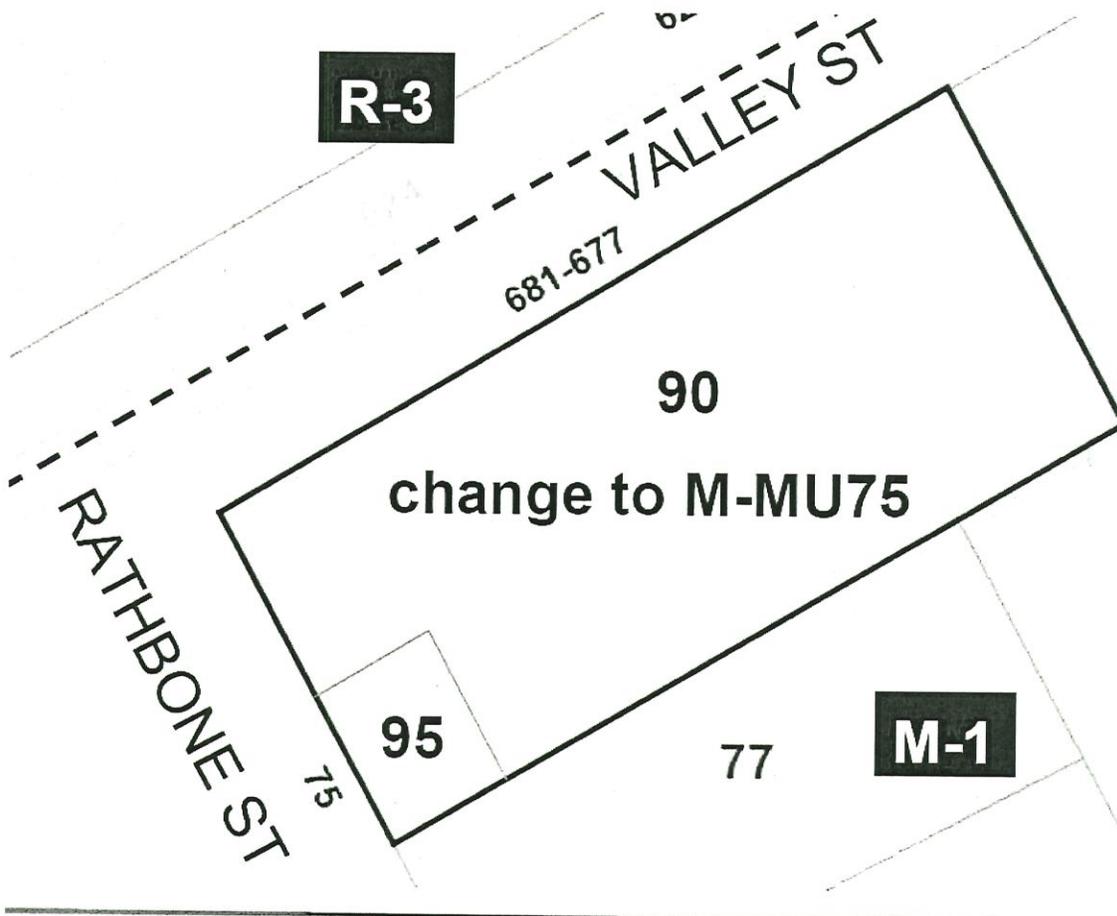
CHAPTER 2022-18

No. 166 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 27, LOT 90 (681 VALLEY STREET) AND ASSESSOR'S PLAT 27, LOT 95 (75 RATHBONE STREET), FROM M1 TO M-MU

Approved April 25, 2022

Be it ordained by the City of Providence:

SECTION 1. 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, is hereby further amended by changing the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 27, Lot 90 (681 Valley Street) and Assessor's Plat 27, Lot 95 (75 Rathbone Street), from M1 to M-MU.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
APR 7 2022
FIRST READING
READ AND PASSED

Uma L. Mastrosianni CLERK
ACTING

IN CITY COUNCIL
APR 21 2022
FINAL READING
READ AND PASSED

John J. Iglizzi JOHN J. IGLIZZI, PRESIDENT
Uma L. Mastrosianni CLERK
ACTING

I HEREBY APPROVE.

[Signature] Mayor
Date: 4/25/22

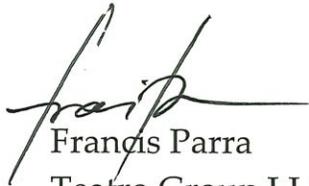
CITY OF PROVIDENCE
STATE OF RHODE ISLAND

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

To approve a zoning change from M1 to M-MU for the property located at 681 Valley Street (Plat 27 / Lot 90) and 75 Rathbone Street (Plat 27 / Lot 95) in order to redevelop the property for mixed use.



Francis Parra
Teatro Group LLC
679 Valley Street
Providence, RI 02908

681 Valley Street (Plat 27 / Lot 90) and 75 Rathbone Street (Plat 27 / Lot 95)



Abutters:

624 Valley Street	United States of America 2 Exchange Terrace, Providence, RI 02903
680 Valley Street	City of Providence
691 Valley Street	Khurram Ahmad 691 Valley Street, Providence, RI 02908
67 Rathbone Street	AMG Realty LLC 33 Hemlock Street, Providence, RI 02908
47 Rathbone Street	Rathbone Properties LLC 532 Kinsley Avenue, Providence, RI 02909
68 Pleasant Valley Pkwy	Johnson & Wales University Abbot Park Place, Providence, RI 02903
35 Hemlock Street	Narragansett Bay Commission One Service Road, Providence, RI 02905



City Plan Commission
Jorge O. Elorza, Mayor

FILED

2022 FEB 17 P 1: 59

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

February 16, 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 3507 – Petition to rezone 681 Valley Street and 75 Rathbone Street (AP 27 Lots 90 and 95) from M-1 to M-MU 75

Petitioner: Teatro Group LLC

Dear Chairman Narducci,

The petitioners are requesting to rezone the subject lots at 681 Valley and 75 Rathbone Street (AP 27 Lots 90 and 95) from M-1 to M-MU 75.

FINDINGS OF FACT

The lots are occupied by commercial buildings that have been used for a number of purposes. Per the applicant, the zone change is being requested to allow for mixed use development. The surrounding area is zoned for industrial use where residential use is prohibited, but includes a range of uses including a gas station and varied commercial uses.

Per the Future Land Use Map of Providence Tomorrow this area is intended for business commercial/mixed use development—which includes high density residential and mixed use development. The CPC found that inclusion of mixed use would not have a negative character on neighborhood character and would be appropriate given the character of the surroundings, the current zoning and the proposed use. 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.

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

RECOMMENDATION

On a motion by Commissioner Verdi, seconded by Commissioner Bilodeau, the CPC voted to make a positive recommendation to the City Council to approve the proposed zone change to M-MU 75 based on their findings.

The CPC voted as follows:

Aye: N. Verdi, H. Bilodeau, M. Quezada, M. Cordero, M. Gazdacko

Sincerely,



Choyon Manjrekar
Administrative Officer