

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1990-2

No. 2

AN ORDINANCE IN AMENDMENT OF CHAPTER 544, AS HERETOFORE AMENDED, BY CHANGING FROM AN R-4 MULTIPLE DWELLING ZONE TO A C-3 DOWNTOWN COMMERCIAL ZONE, LOT 634, AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 24, SAID LOT BEING SITUATED ALONG 262-264 PINE STREET.

Approved January 11, 1990

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map, accompanying and made part of Chapter 544 of the Ordinances of the City of Providence, approved September 21, 1951, entitled: "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", as heretofore amended, is hereby further amended by changing from an R-4 Multiple Dwelling Zone to a C-3 Downtown Commercial Zone Lot 634, as set out and delineated on City Assessor's Plat 24, said Lot being situated along 262-264 Pine Street, bounded and described as follows: That certain tract or parcel of land situated in the City of Providence and designated as Lot 634 on City of Providence Assessor's Plat 24, dated December 15, 1989:

Beginning at a point on the easterly line of Pine Street, said point being the northeast corner of the intersection of Pine Street and Foster Street and said corner being point and place of beginning;

Thence generally northerly along the easterly line of Pine Street to a Point, said point being the northwest corner of therein described parcel of land;

Thence generally easterly, bounded northerly by Chestnut Street and running easterly to a point;

Thence turning an angle and running southwesterly, bounded easterly by state highway land, running southwesterly to a point;

Thence generally easterly, bounded northerly by state highway land, and running easterly to a point;

Thence generally southerly, bounded easterly by state highway land, and running southerly to a point;

Thence generally westerly bounded southerly by Lots 605 and 606 on City of Providence Assessor's Plat 24, and running westerly to a point;

Thence generally southerly bounded easterly by Lot 605 of City of Providence Assessor's Plat 24, and running southerly to a point;

Thence generally northwesterly, bounded southerly by the northerly line of Foster Street and running westerly to a point, said point being point and place of beginning of herein described parcel of land.

Said parcel of land contains 65,984+ feet of land.

SECTION 2. A height limitation of seventy-five (75) feet relative to any and all construction of any kind is hereby incorporated within this Ordinance.

SECTION 3. This Ordinance shall take effect upon its Passage.

No.

CHAPTER
AN ORDINANCE

THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Ordinance

Chairman

December 18, 1989

IN CITY COUNCIL
DEC 21 1989
FIRST READING
READ AND PASSED

CLERK

IN CITY
COUNCIL

JAN 4 1990

FINAL READING
READ AND PASSED

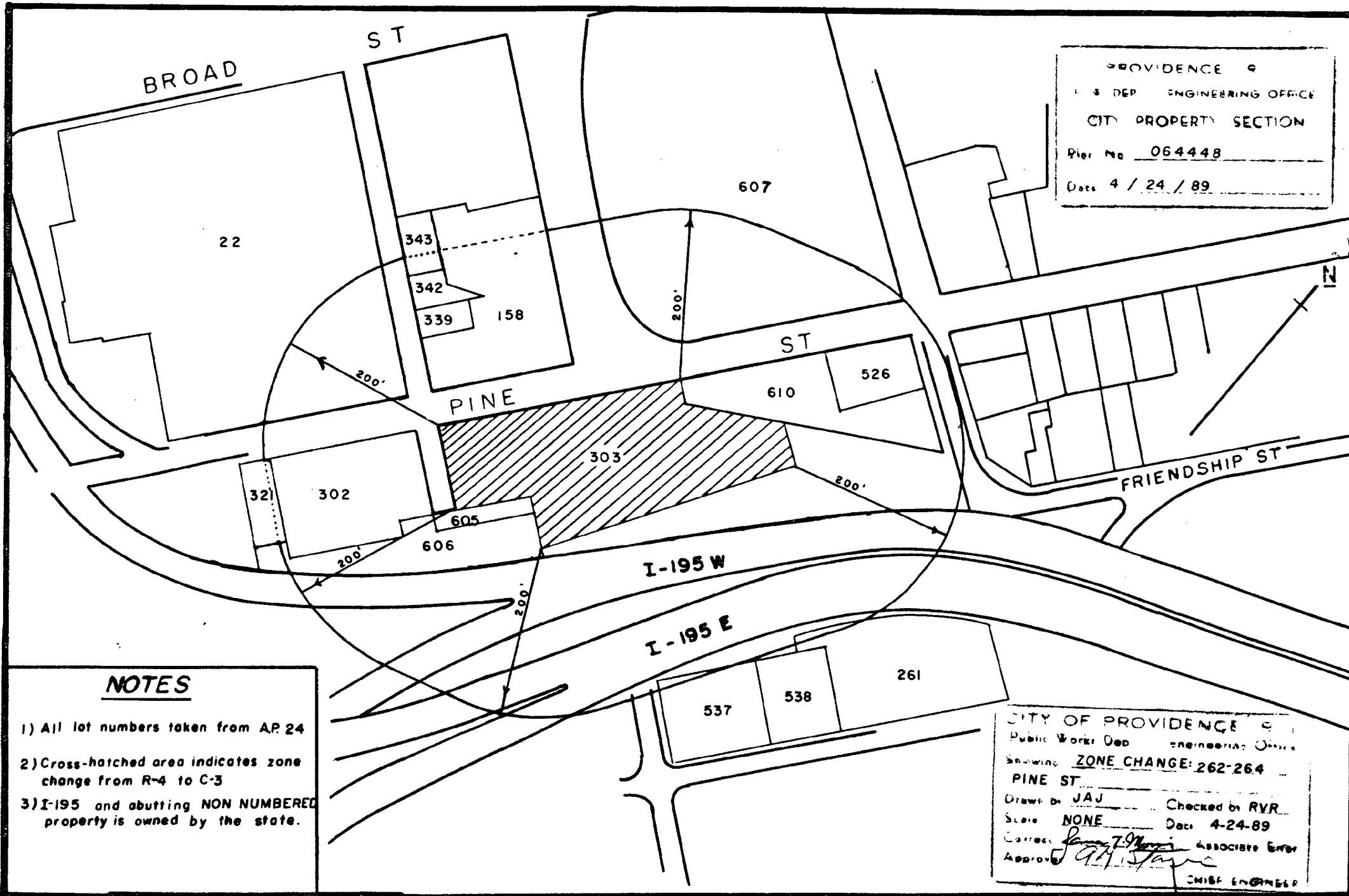
PRESIDENT

CLERK

APPROVED

JAN 11 1990

MAYOR



CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
AMENDED
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

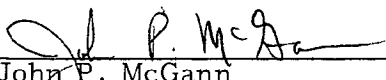
The undersigned respectfully petitions your honorable body

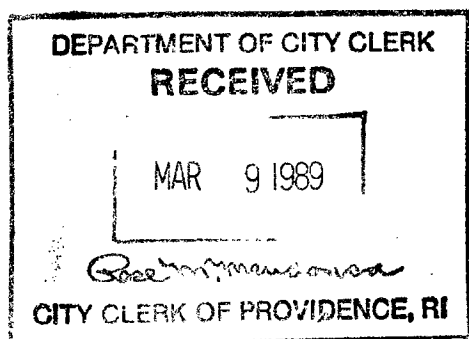
That the Petition for a zone change filed on May 22, 1987, be amended in the following manner: That the zone classification for plat 24 Lot 634, 262-264 Pine Street, Providence, be changed from R-4 classification to C-3 commercial zone with modifications.

Respectfully submitted,

JOHNSON & WALES COLLEGE

By:


John P. McGann
20 Washington Place
Providence, RI 02903
(401) 274-1144



Pd. by Ch # 2100 and # 150.00

FILED

MAR 9 10 38 AM '89

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

THE COMMITTEE ON
ORDINANCES

May 15, 1989

Recommends

Be Continued

Richard R. Clement

Clerk

June 5, 1989

July 31, 1989

Oct. 11, 1989

Nov. 29, 1989

IN CITY COUNCIL

FIRST READING
REFERRED TO COMMITTEE ON

ORDINANCES

Rose M. Mendonca
CLERK

From the Clerk's Desk

COFFEY, MCGOVERN AND NOEL LTD.

COUNSELLORS AT LAW

20 Washington Place
Providence, Rhode Island 02903
(401) 274-1144
Telex 927571 "COMMON"

March 7, 1989

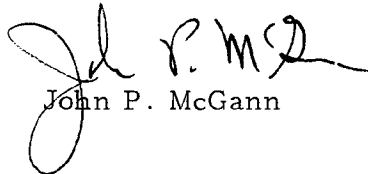
Mr. Michael R. Clement
Providence City Council
City Hall
Providence, RI 02903

Re: Johnson & Wales Petition for Change of Zoning
262-264 Pine Street, Providence, RI

Dear Mr. Clement:

Enclosed please find an Amended Petition, as well as a check in the amount of \$150.00, with respect to the above-referenced matter. It would be greatly appreciated if this matter could be set down for hearing in the near future.

Very truly yours,



John P. McGann

JPM:gml

Enclosures

One Westin Center
2445 M Street, N.W.—Suite 260
Washington, D.C. 20037
202-872-8123

89 Jefferson Boulevard
Warwick, Rhode Island 02888
(401) 274-1144

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 21, 1989

TO: B. James Suzman, Director of Public Works

SUBJECT: Zoning Change - 262-264 Pine Street, Plat 24/Lot 634

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

Attached is a copy of the subject Petition for your study and report as soon as practical.

It is also requested that you provide the Committee with a list of abutting property owners and a tracing of the area.

Michael R. Clement
First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 21, 1989

TO: Thomas V. Moses, Director
Planning & Development

SUBJECT: Zoning Change - 262-264 Pine Street, Plat 24/Lot 634

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

Attached is a copy of the subject Petition for your study and report back in writing to the above-named Committee, as soon as practical.

Michael R. Clement
First Deputy
City Clerk

Zoning Change (R-4 to C-4)
Plat 24 Lot 303 (Pine St.)

Lots

- ✓ 526 Johnson & Wales College
Abbott Park Place, Prov. R.L. 02903
- ✓ 607 Beneficent House
1 Chestnut St, Prov. R.L. 02903
- ✓ 610 Johnson & Wales College
- ✓ 261 Chestnut Street Associates
95 Chestnut St, Prov. R.L. 02903
- ✓ 538 Paul N. Patrick
155 Clifford St, Prov. R.L. 02903
- ✓ 537 Claverick Realty Co.
157 Clifford St, Prov. R.L. 02903
- ✓ 303 Johnston & Wales
- ✓ 605 Robt Realty Corp & Robert L. Posner
274 Pine St, Prov. R.L. 02903
- ✓ 606.. Same
- ✓ 302 Same
- ✓ 321.. Same
- ✓ 22 Providence Housing Authority
100 Broad Street, Prov. R.L. 02903
- ✓ 158 Johnson & Wales College
- ✓ 343.. Same
- ✓ 342.. Same
- ✓ 339.. Same

EDWARDS & ANGELL

Counsellors at Law

2700 Hospital Trust Tower
Providence, Rhode Island 02903
401 274-9200
Telex 952001 "E A PVD"
Telecopier 401 276-6611

April 18, 1989

Councilman Thomas M. Glavin, Chairman
Committee on Ordinances
Providence City Council
City Hall
Providence, Rhode Island 02903

Re: Johnson & Wales College proposed change from an R-4
Multiple Dwelling Zone to a C-3 Downtown Commercial
Zone, Lot 634 on City Assessor's Plat 24

Dear Councilman Glavin:

As you know, we represent Beneficient House and appeared before your Committee several times over the last year in opposition to Johnson & Wales original petition to change the subject property to a C-4 zone. At the time, we were concerned that the property would be used in a manner which would not be consistent with the neighborhood. We have attempted over the last several months to discuss with Johnson and Wales their plans for this property and come to an understanding which would be acceptable to the residents of Beneficient House and to Johnson and Wales. The difficulty has been that Johnson and Wales either does not have any present plans for the property or are unwilling to disclose them to us at this time.

Johnson and Wales has now petitioned the City Council to change the property to a C-3 Zone, which will be heard by your Committee on May 15, 1989. The Board of Beneficient House has decided that they would not be opposed to a change of the property to a C-2 Zone, but would object to any attempt to change the property to a less restrictive zone (including C-3) without reviewing the proposed plans for the property.

Councilman Thomas M. Glavin, Chairman
April 18, 1989
Page Two

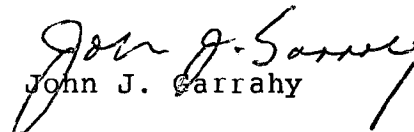
It is apparent that Johnson and Wales is now concerned about the height and parking limitations which would be imposed within a C-2 Zone. One of Beneficient House's major concerns is the congestion of the neighborhood which would be created if the parking requirements of the C-2 Zone are not required. In addition, many of the residents may lose their current view of Narragansett Bay if a building were to be constructed over the height limitation provided within a C-2 zone.

Beneficient House understands that Johnson and Wales is a prominent educational institution located in the City of Providence and that its presence has been positive for the City. We have attempted to be good neighbors in this matter and arrive at a mutually acceptable solution. However, it has been difficult to "shadow box" with Johnson and Wales, who is unwilling at this time to disclose its plans for the property despite the fact that they clearly appear to have something in mind for this site. We have suggested that when they have definite plans they come back before your Committee or appear before the Zoning Board seeking a variance. This would allow the community to address Johnson and Wales specific plans for property. Evidently, this is not acceptable to Johnson and Wales.

In summary, Beneficient House would not oppose any change in the subject property to a C-2 zone. We are, however, opposed to the present petition for a change to C-3 because of the lack of limitations on the height and parking requirements.

Thank you for your time.

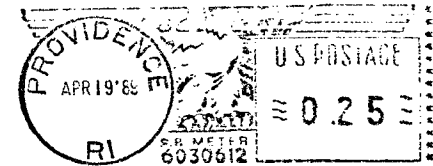
Very truly yours,


John J. Garrahy

cc: City Clerk
John McGann, Esq.
James Kentfield
James Barnett, Esq.

JJG

EDWARDS & ANGELL



FILED
APR 20 9 29 AM '89
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

Councilman Thomas M. Glavin, Chairman
Committee on Ordinances
Providence City Council
City Hall
Providence, Rhode Island 02903

2700 Hospital Trust Tower
Providence, Rhode Island 02903



The City Plan Commission

44 WASHINGTON STREET

PROVIDENCE, RHODE ISLAND 02903

May 2, 1989

Committee on Ordinances
c/o City Clerk
Providence, Rhode Island 02903

Attention: Rose M. Mendonca, City Clerk

RE: Referral No. 2290 - Zone Change from R-4 to C-3 for Lot 634 on
Assessor's Plat 24, located at 262-264 Pine
Street

Gentlemen:

The City Plan Commission, at its April 18, 1989 regular monthly meeting, reviewed and evaluated the proposed zone change from R-4 to C-3 for Lot 634 on Assessor's Plat 24 located at 262-264 Pine Street in the Downtown Business District.

The petitioner is Mr. John P. McGann of 20 Washington Place, Providence, Rhode Island representing the Johnson & Wales College, owner of the subject lot.

The subject lot was created through the merger of lots 303, 610 and 526. In the previous CPC Referral No. 2225 (herewith attached), this Commission offered no objection to a zone change from R-4 to C-4 for lot 303.

However, the petitioner encountered objections to the original petition from the near-by property owners and agreed to resubmit a new petition, this time for a zone change from R-4 to C-3 with specifications (limitation to the height of future structures, etc.)

The petitioner's original intentions remain unchanged: Renovation and conversion of a former church building into an international student center, and the conversion of a two-family structure into a security office building. There are no other immediate plans related to the existing parking lot or commercial building located at 222 Pine Street.


Zoning Board of Review
Page 2
May 2, 1989

REFERRAL NO. 2290

A field inspection revealed that the structure proposed for an international student center is a former church which is vacant and boarded up; the security building is a converted two-family structure in greek revival style and the rest of lot 634 is occupied by a paved and fenced parking lot, with an institutional building, "Johnston Hall", located at the corner of Pine and Chestnut Streets.

The Commission voted to advise the Committee on Ordinances that no objection is offered to this petition, with the stipulation that the petitioner consult the Historic District Commission regarding any changes to be made to the Greek Revival home and/or the church.

Sincerely yours,


John F. Palmieri
Deputy Director

JFP/jp

cc: Councilwoman Carolyn F. Brassil
Thomas V. Moses, Esq.

Pine Street

	<u>Name</u>	<u>Address</u>	<u>YES / NO</u>
1	John McGann Esq	25 Washington Pl.	yes
2	John J. GARRETT Esq	2700 Hospital Trust Tower	no
3			
4			
5			
6			
7			
8			
9			
10			

Rose M. Mendonca
City Clerk

Clerk of Council

Clerk of Committees



Michael R. Clement
First Deputy

Jean M. Angelone
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

October 4, 1989

Merlin A. DeConti, Director
Inspection and Standards
60 Eddy Street
Providence, Rhode Island 02903

Dear Mr. DeConti:

I have been directed by Councilman Thomas M. Glavin, Chairman of the Committee on Ordinances, to request your presence at the next meeting of the Committee to be held on Wednesday, October 11, 1989 at 5:00 o'clock P.M., in the office of the City Clerk, City Hall.

The said meeting will be concerning the petition relative to the request for zoning by Johnson & Wales College now pending before the Committee.

It is imperative that you attend this meeting.

If you have any questions concerning the above, please don't hesitate to call me.

Very truly yours,

Michael R. Clement
First Deputy City Clerk

MRC/jb