

CHAPTER 2021-23

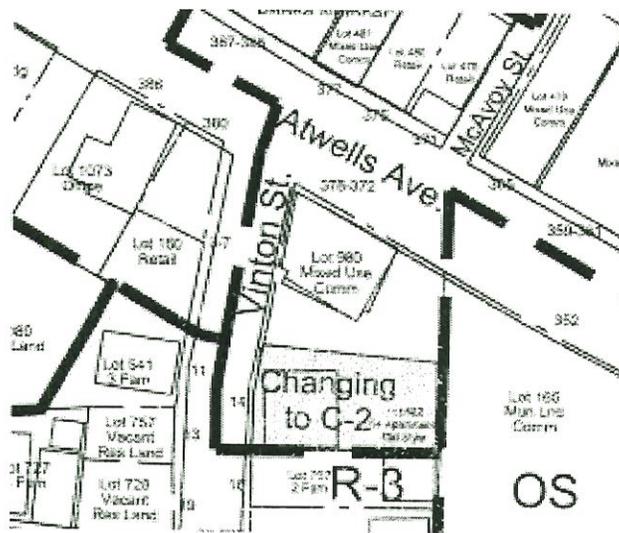
No. 279

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 28, LOT 682 (14 VINTON STREET), FROM R-3 TO C-2, THE USES ON SAID PROPERTY SHALL BE RESTRICTED TO EITHER TWO-FAMILY, THREE-FAMILY, OR MULTI-FAMILY DWELLINGS

Approved June 24, 2021

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 28, Lot 682 (14 Vinton Street), from R-3 to C-2, the uses on said property shall be restricted to either two-family, three-family, or multi-family dwellings.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
JUN 03 2021
FIRST READING
READ AND PASSED

Shawn Keller
CLERK

IN CITY COUNCIL

FINAL READING
READ AND PASSED

JOHN J. IGLOZZI, PRESIDENT

Shawn Keller
CLERK

I HEREBY APPROVE.

Mayor

Date:

6/24/21

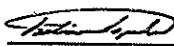
CITY OF PROVIDENCE
STATE OF RHODE ISLAND

PETITION TO THE CITY COUNCIL

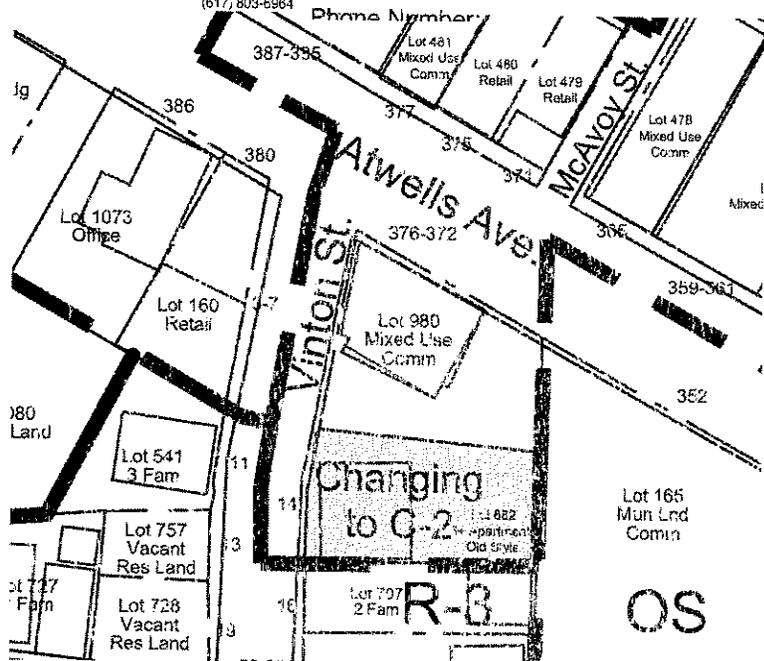
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

14 Vinton LLC hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for the property located at 14 Vinton Street Plat #28, Lot #682, and shown on the accompanying map attached, from R-3 to C-2. The uses permitted on said property shall be restricted to either two-family, three-family, or multi-family dwellings.


Signature Above

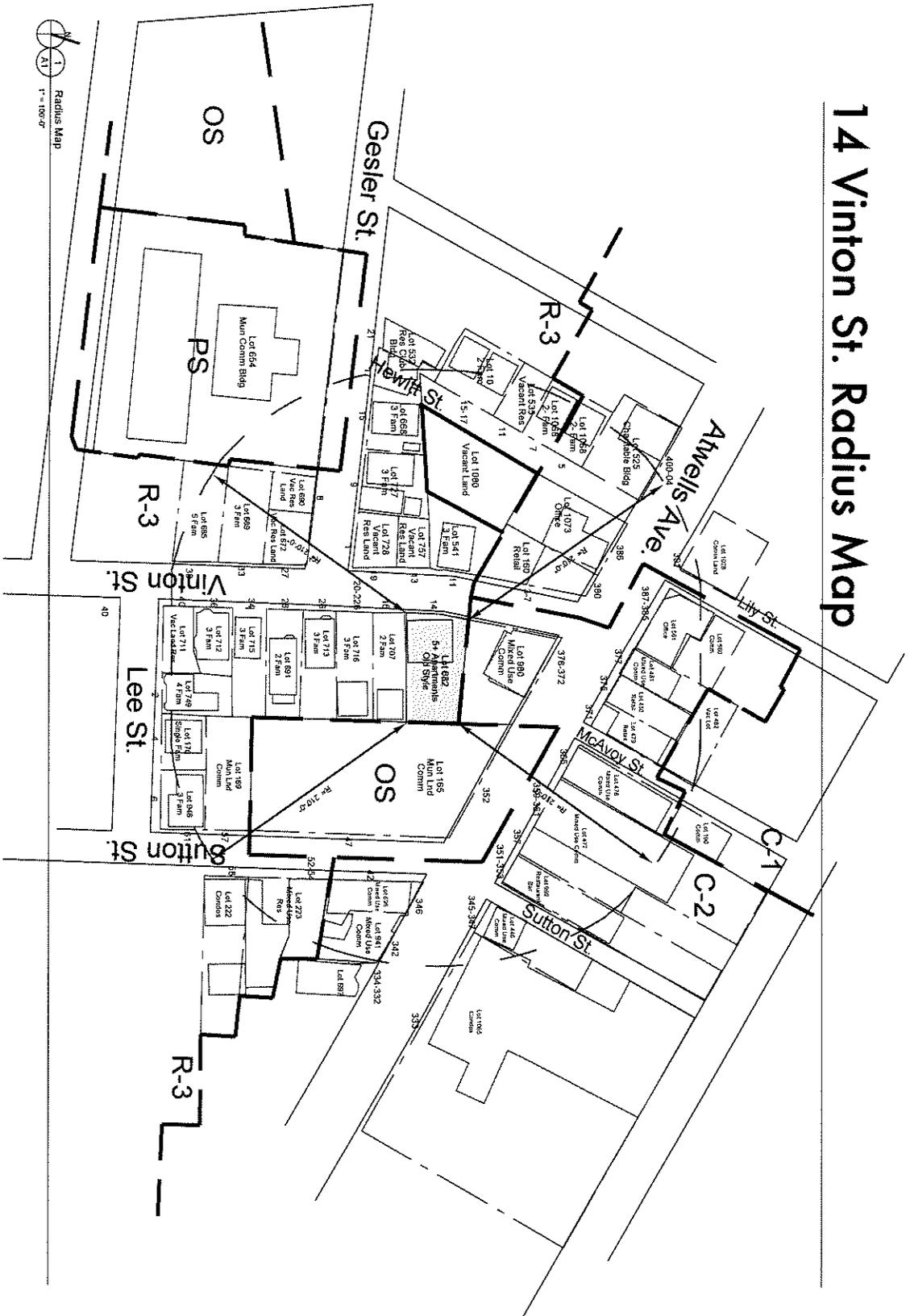
3/10/2021 Date Signed:
289 Wickenden St., Providence, RI 02903 Address:
justin@providenceliving.com Email:
(617) 803-6964 Phone Number



Changing to C-2

R-3 OS

14 Vinton St. Radius Map



	Providence Living 14 Vinton St Providence, RI 02909									
	Radius Map	<table border="1"> <thead> <tr> <th>Drawn</th> <th>Set</th> <th>Scale</th> <th>Sheet</th> </tr> </thead> <tbody> <tr> <td>08/11/11</td> <td>08/11/11</td> <td>1" = 100'</td> <td>1 of 1</td> </tr> </tbody> </table>		Drawn	Set	Scale	Sheet	08/11/11	08/11/11	1" = 100'
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08/11/11	08/11/11	1" = 100'	1 of 1							



City Plan Commission
Jorge O. Elorza, Mayor

April 28, 2021

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

Attn: Shawn Selleck, City Clerk

Re: Referral 3489 – Petition to rezone 14 Vinton Street (AP 28 Lot 682) from R-3 to C-2

Petitioner: 14 Vinton LLC

Dear Chairwoman Ryan,

The City Plan Commission (CPC) reviewed the petition to rezone 14 Vinton Street (AP 28 Lot 682) from R-3 to C-2 with uses limited to two family, three family and multifamily housing. The property is a legal 6-unit house that the owner is looking to renovate to modernize the apartments. The modernization would slightly add to the floor area of the building and is therefore not allowed without a zone change because it would constitute expansion of a nonconforming use.

FINDINGS OF FACT

The C-2 zone lies directly north of the subject lot. As the C-2 zone and the Atwells Ave commercial corridor are adjacent to the lot, the CPC found that inclusion of the lot within the C-2 zone to provide housing is not expected to have a negative effect on neighborhood character or surrounding property as the intended residential nature of the lot is not expected to change.

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 neighborhood commercial and medium density residential uses are located in proximity. The property is located in an area where neighborhood commercial development—which includes high density residential development—is intended alongside medium density residential development. Therefore, the CPC found that the rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of housing.

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

The CPC found the rezoning to be appropriate given the character of the surroundings, the current zoning and the proposed use, as the building's massing supports more than three dwelling units permitted in the R-3 zone. Development of incompatible commercial uses would be prevented as uses will be limited to housing. 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

On a motion by Commissioner Bilodeau, seconded by Commissioner Torrado, the CPC voted to recommend that the City Council approve the proposed zone change finding it to be in conformance with the zoning ordinance and comprehensive plan.

The CPC voted as follows:

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

Abstain: C. Potter

Sincerely,



Choyon Manjrekar
Administrative Officer