

CHAPTER 2022-68

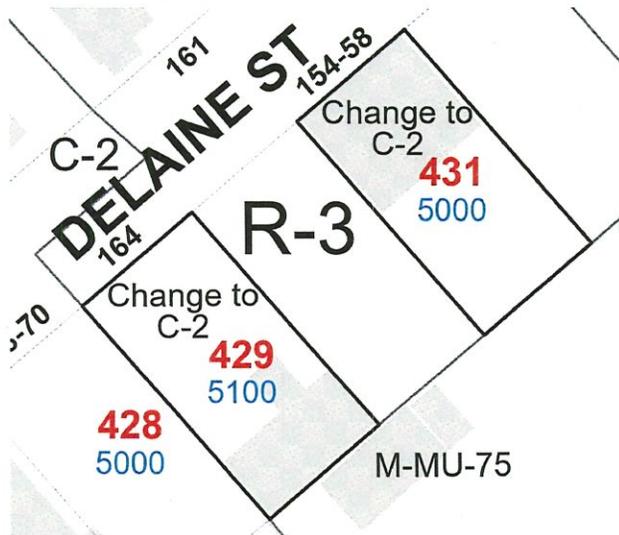
No. 425

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 62, LOTS 429 AND 431 (154 AND 164 DELAINE STREET), FROM R-3 TO C-2

Approved December 21, 2022

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 62, Lots 429 and 431 (154 and 164 Delaine Street), from R-3 to C-2.

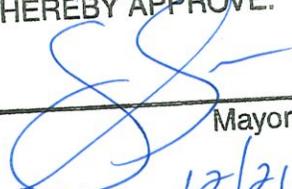


SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
DEC 01 2022
FIRST READING
READ AND PASSED
Tina L. Mastrianni, CLERK
ACTING

IN CITY COUNCIL
DEC 15 2022
FINAL READING
READ AND PASSED
John J. Iglizzi, PRESIDENT
Tina L. Mastrianni, CLERK
ACTING

I HEREBY APPROVE.



Mayor
Date: 12/21/22

City of Providence
State of Rhode Island and Providence Plantations

AMENDED
PETITION TO THE HONORABLE CITY COUNCIL

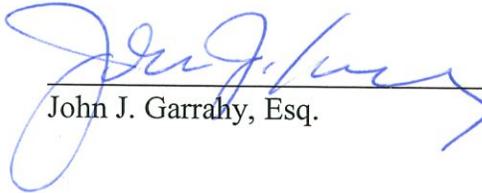
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

SEP 07 5055

The undersigned respectfully petitions your honorable body

YWCA Rhode Island hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the properties located at 164 and 154 Delaine Street in Providence, Rhode Island and identified as Plat 62, Lots 429 and 431 from R-3 to MMU-75C-2.

YWCA Rhode Island
By Its Attorney:
John J. Garrahy (#3113)
John J. Garrahy Law, LLC
2088 Broad Street
Cranston, Rhode Island 02905



John J. Garrahy, Esq.

November 16, 2022

RECEIVED
CITY OF PROVIDENCE
CITY CLERK'S OFFICE

City of Providence
State of Rhode Island and Providence Plantations

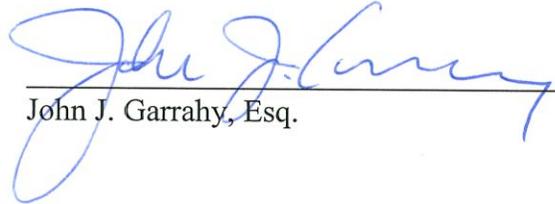
PETITION TO THE HONORABLE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

YWCA Rhode Island hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the properties located at 164 and 154 Delaine Street in Providence, Rhode Island and identified as Plat 62, Lots 429 and 431 from R-3 to M/MU 75.

YWCA Rhode Island
By Its Attorney:
John J. Garrahy (#3113)
John J. Garrahy Law, LLC
2088 Broad Street
Cranston, Rhode Island 02905



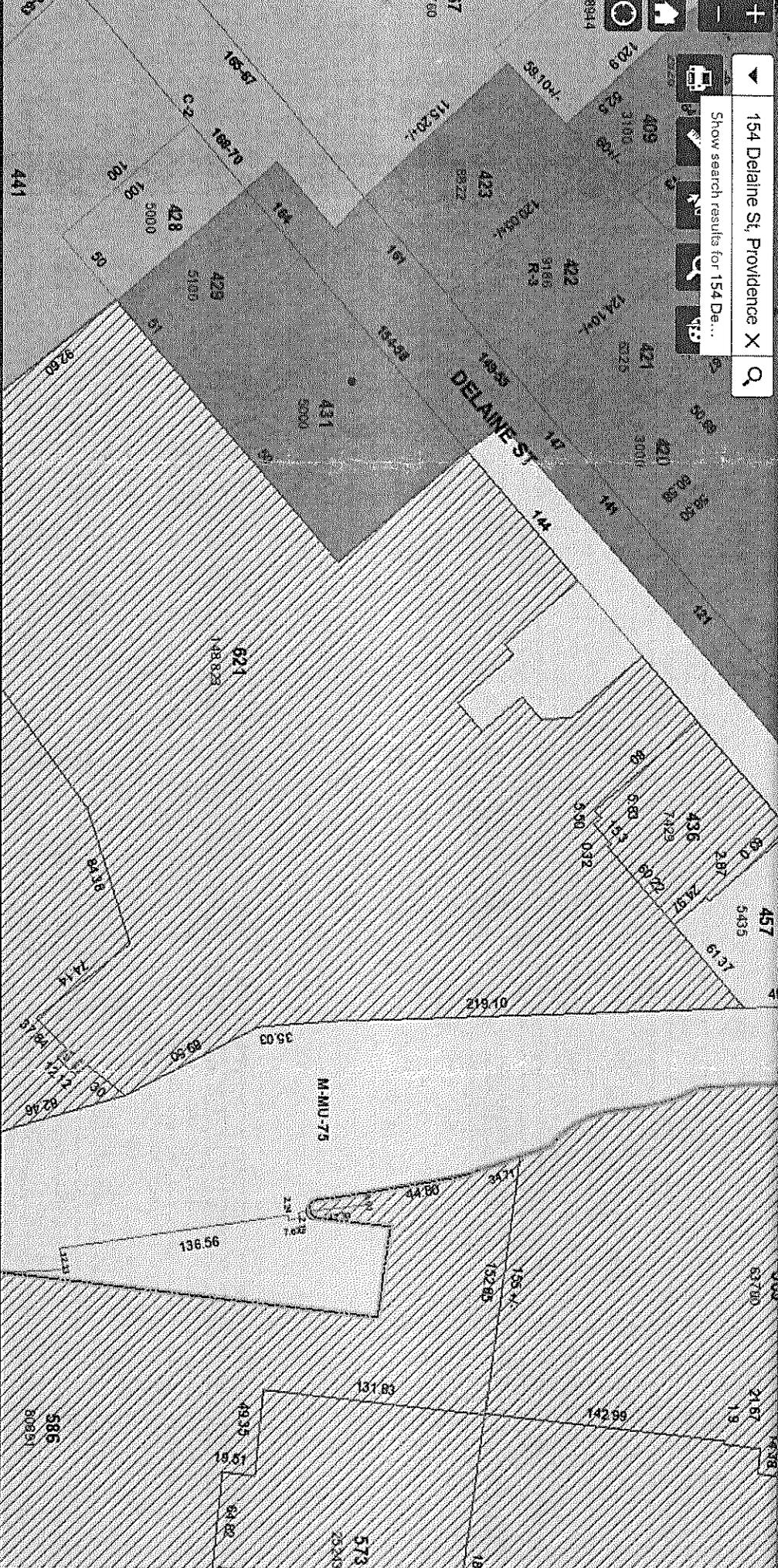
John J. Garrahy, Esq.

August 18, 2022

THE COMMISSIONER OF

Public Hearing Form

Where's my Parcel and What's my Zone Providence, RI



JOHN J. GARRAHY LAW, LLC
2088 BROAD STREET
CRANSTON, RHODE ISLAND 02905
(401) 383-3830
jgarrahy@garrahyllaw.com

August 19, 2022

Ms. Tina L. Mastroianni
City Clerk
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

Re: Petition to Change the Zoning Designation of Plat 62 Lots 429 and 431 (154 and 164 Delaine Street) from R3 to M/MU75

Dear Tina:

Enclosed please find the above referenced petition to the Providence City Council:

Also enclosed is a check in the amount of \$150.00 to cover the cost of the petition.

Please advise of any hearings with respect to this matter.

If you have any questions, please do not hesitate to contact me.

Very truly yours,


John J. Garrahy



City Plan Commission
Jorge O. Elorza, Mayor

October 19, 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 3530 – Petition to rezone 154 and 164 Delaine Street (AP 62 Lots 429 and 431) from R-3 to M-MU 75

Petitioner: YWCA of Rhode Island

Dear Chairman Narducci,

The petitioner is requesting a rezoning of the subject lots from R-3 to M-MU 75. Each lot is occupied by group quarters housing that the applicant intends to renovate and expand.

FINDINGS OF FACT

The lots are the only residentially zoned lots on the eastern portion of Delaine Street which is zoned C-2 to the east and M-MU 75 to the west and south of the subject lots. On discussion of the use with the applicant, the CPC found that the use of both buildings conformed to the use code of Group Quarters as there are common kitchen and bathroom areas in both buildings. The use requires a special use permit to operate in the M-MU 75 zone, but is permitted by right in the C-2 zone. It is the CPC's opinion that rezoning to C-2 would be more appropriate based on the zoning and current uses on the site. The CPC finds that rezoning the subject lots to C-2 would be appropriate as it would allow for expansion of the uses, render them conforming, and conform to the surrounding zoning.

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 business/mixed use, general commercial and medium density residential uses are located in proximity. Given the mix of uses and the location of the lots in an area where commercial, multifamily housing, and mixed use development is appropriate, the CPC found that the rezoning to C-2 would conform to the intent of the comprehensive plan.

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

It is the CPC's opinion that rezoning the lots would be appropriate and that 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.

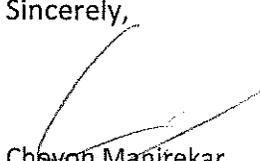
RECOMMENDATION

On a motion by Commissioner Potter, seconded by Commissioner Sanchez, the CPC voted to recommend that the City Council rezone the subject lots to C-2, finding that it would permit the uses on site by right and would be in conformance with the zoning ordinance and comprehensive plan.

The CPC voted as follows:

Aye: C. Potter, N. Sanchez, M. Quezada, H. Bilodeau

Sincerely,



Cheyon Manjrekar
Administrative Officer

1-B



KITE Architects
 One Central Street
 Providence, Rhode Island 02807
 401.272.0240
 info.kitearchitects.com

Mechanical Engineer
 Wilkinson Associates
 Electrical Engineer
 Sterling Engineering Co. Inc.
 Structural Engineer
 Desimone Consulting Engineers

PROGRESS SET
 DATE: 11.16.22
 NO. 2223

YWCA Gateway I & II

154 & 164 DELAINE ST
 Providence, Rhode Island 02807
 PROJECT NO. 2223

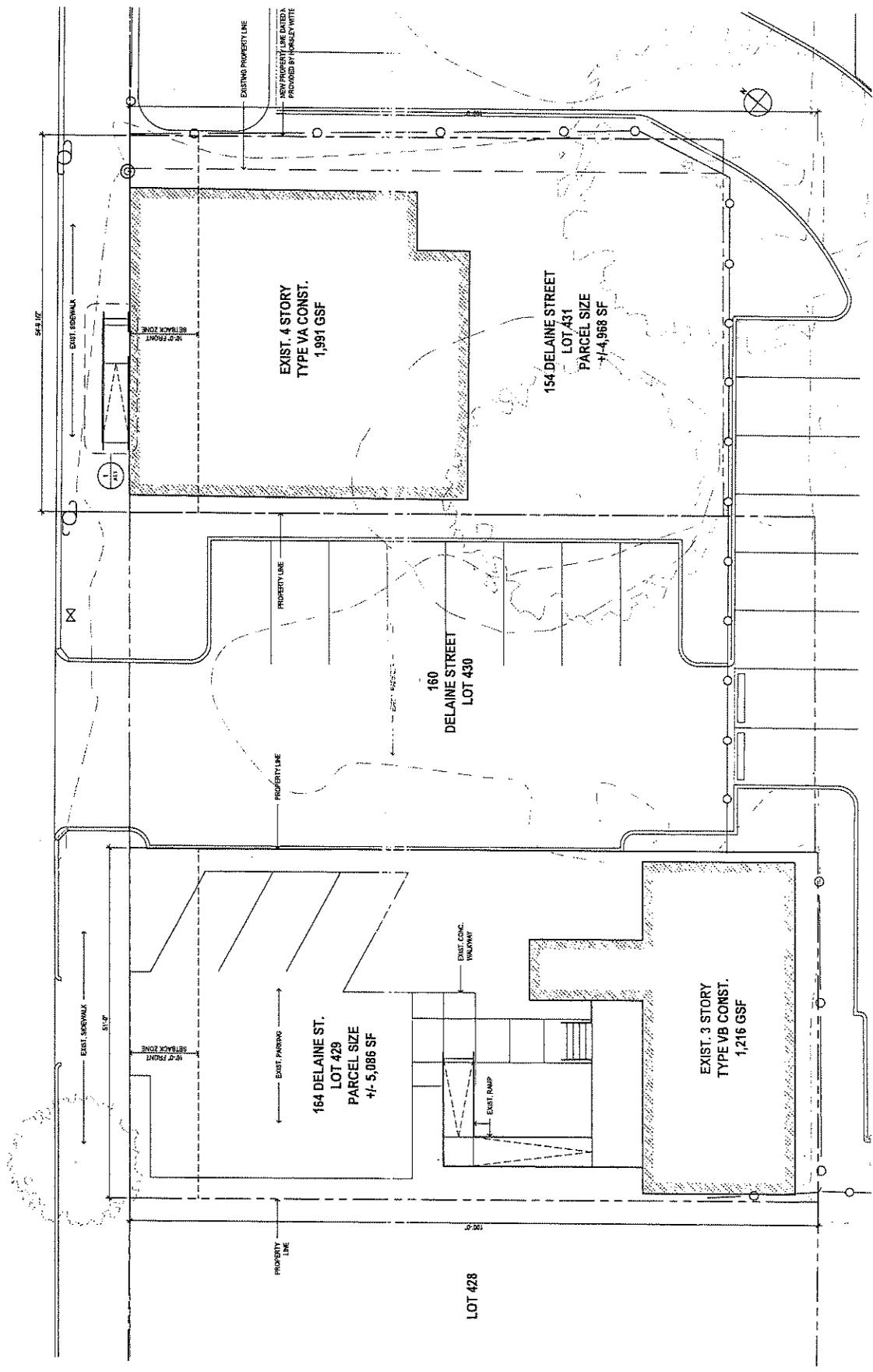
NO. DATE ISSUED FOR
 08.29.22 35% DD

SITE PLAN

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A1.0

DELAINE STREET



00 SITE PLAN
 154 & 164 DELAINE STREET

1/8" = 1'-0"



KITE Architects
 One Central Street
 Providence, Rhode Island 02907
 401.272.0240
 info.kitearchitects.com

Mechanical Engineer
 Walskott Associates
 Electrical Engineer
 Sterling Engineering Co., Inc.
 Structural Engineer
 Destimone Consulting Engineers

PROGRESS SET
 DATE: 11.16.22
 NOT FOR CONSTRUCTION

YWCA Gateway I & II
 154 & 164 DELAINE ST
 Providence, Rhode Island 02907
 PROJECT NO. 2233

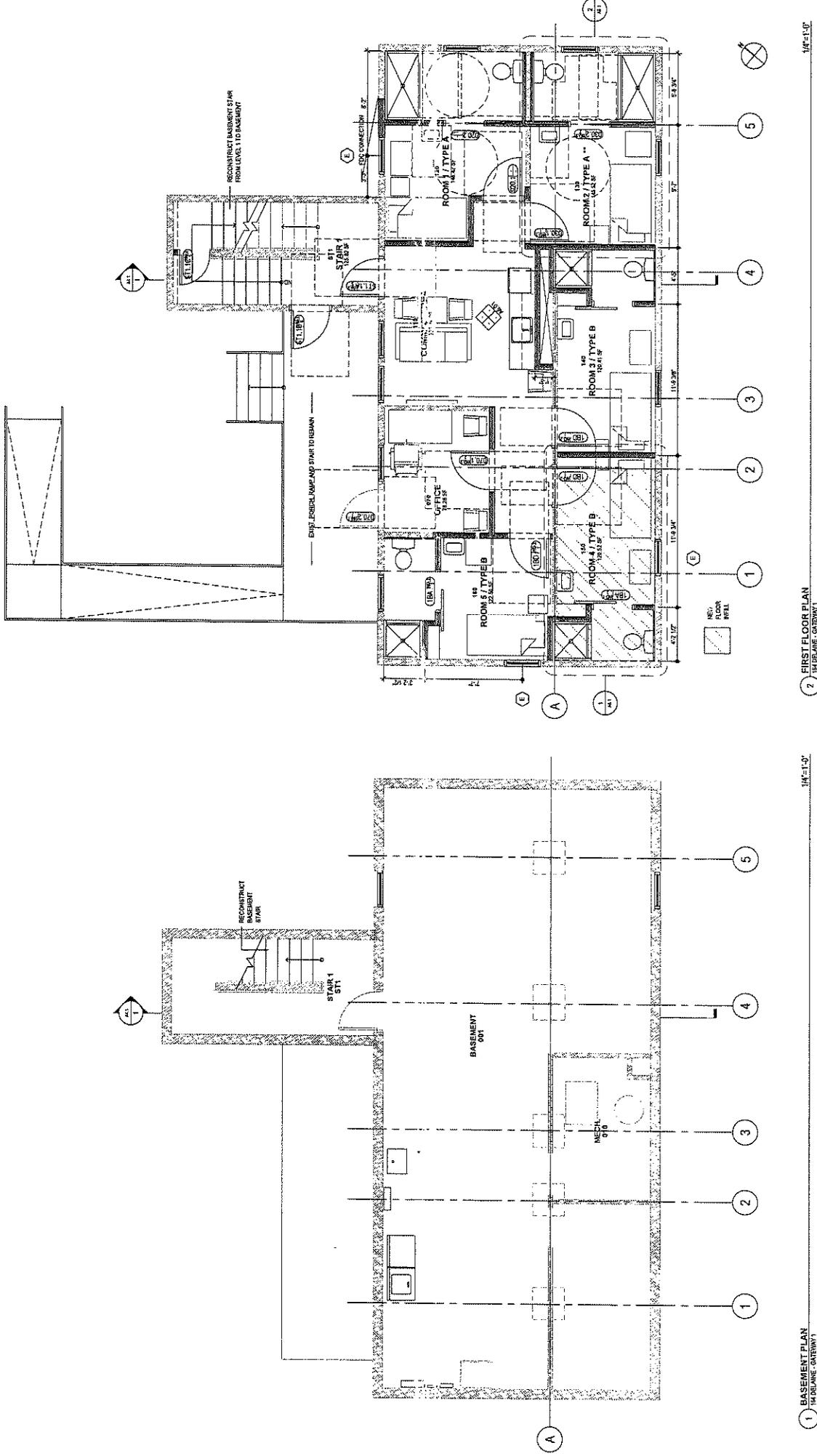
NO.	DATE	ISSUED FOR
08.29.22	35% DD	

**NEW WORK PLANS -
 164 DELAINE (G1)**

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A2.1.1

PER ANSIS 117.1 CHAPTER 10 DEFINITION OF TYPE A AND TYPE B UNITS, MINIMUM 1 TYPE A UNIT / 5% IS PROVIDED PER BUILDING AND FIRST FLOOR UNITS MEET TYPE B REQUIREMENTS.
 - - - DENOTES UNIT WITH COMMUNICATION FEATURES



2 FIRST FLOOR PLAN
 (BASELINE CORNER)

1 BASEMENT PLAN
 (BASELINE CORNER)

NOTE: UNTAGGED WINDOWS ARE EXISTING TO REMAIN



KITE Architects
 One Central Street
 Providence, Rhode Island 02907
 401.272.0240
 info.kitearchitects.com

Mechanical Engineer
 William Associates
 Electrical Engineer
 Sterling Engineering Co. Inc.
 Structural Engineer
 Dashmore Consulting Engineers

PROGRESS SET
 REVISED ONLY
 NOT FOR CONSTRUCTION
 1.1.18.22

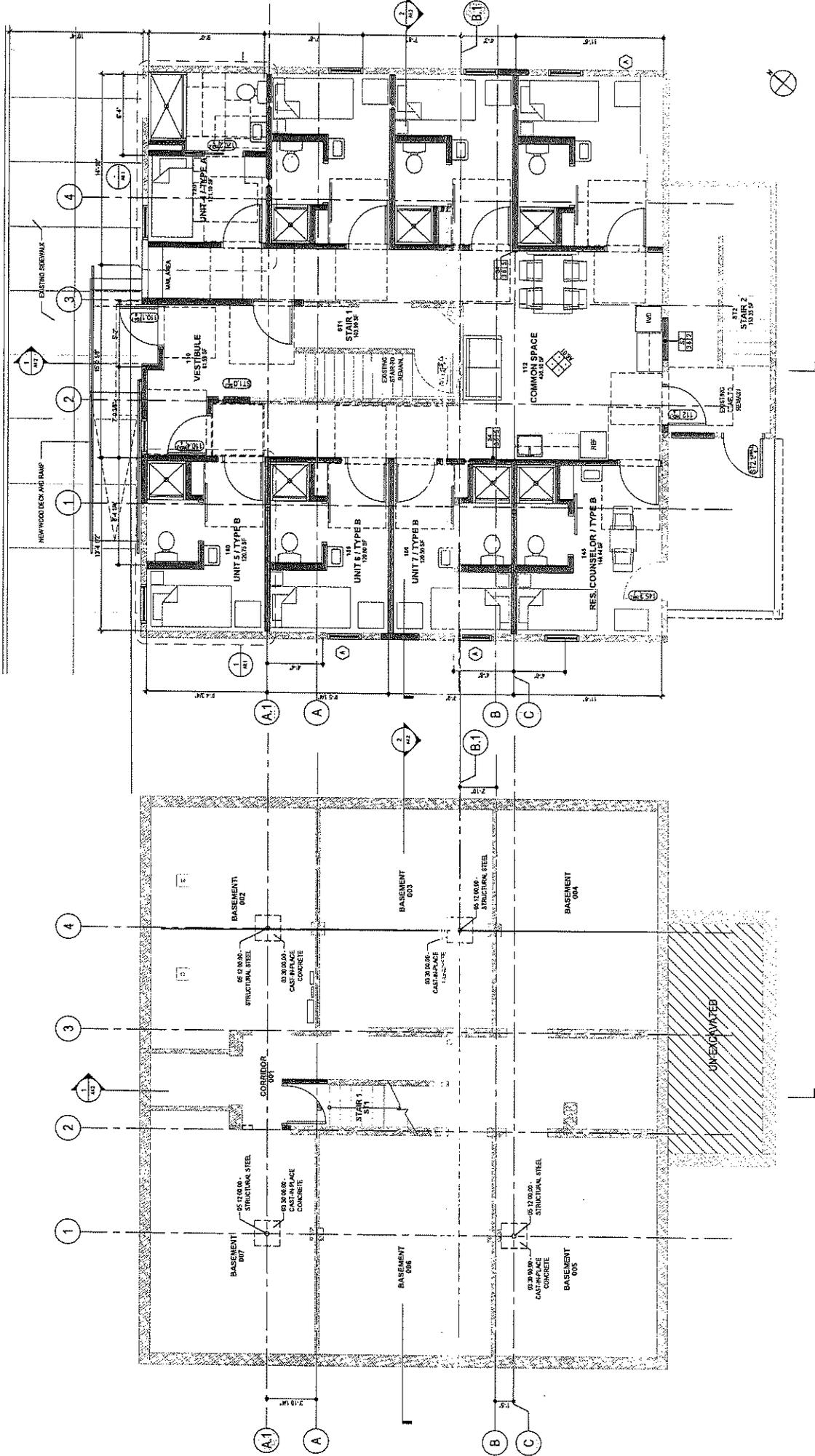
YWCA Gateway I & II
 154 S. 154 DELANE ST
 Providence, Rhode Island 02907
 PROJECT NO. 2223
 NO. DATE ISSUED FOR
 08.28.22 35% DD

**NEW WORK PLANS -
 154 DELANE (G2)**

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A2.2.1

PER ANS I 3.117.1 CHAPTER 10 DEFINITION OF TYPE A AND TYPE B UNITS, MINIMUM 1 TYPE A UNIT / 5% IS PROVIDED PER BUILDING AND FIRST FLOOR UNITS MEET TYPE B REQUIREMENTS.



1/4"=1'-0"

2 FIRST FLOOR PLAN
 (SEE NAME GATEWAY 2)

1/4"=1'-0"

1 BASEMENT PLAN
 (SEE NAME GATEWAY 2)

NOTE: UNTAGGED WINDOWS ARE EXISTING TO REMAIN