

City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2014-26

No. 319

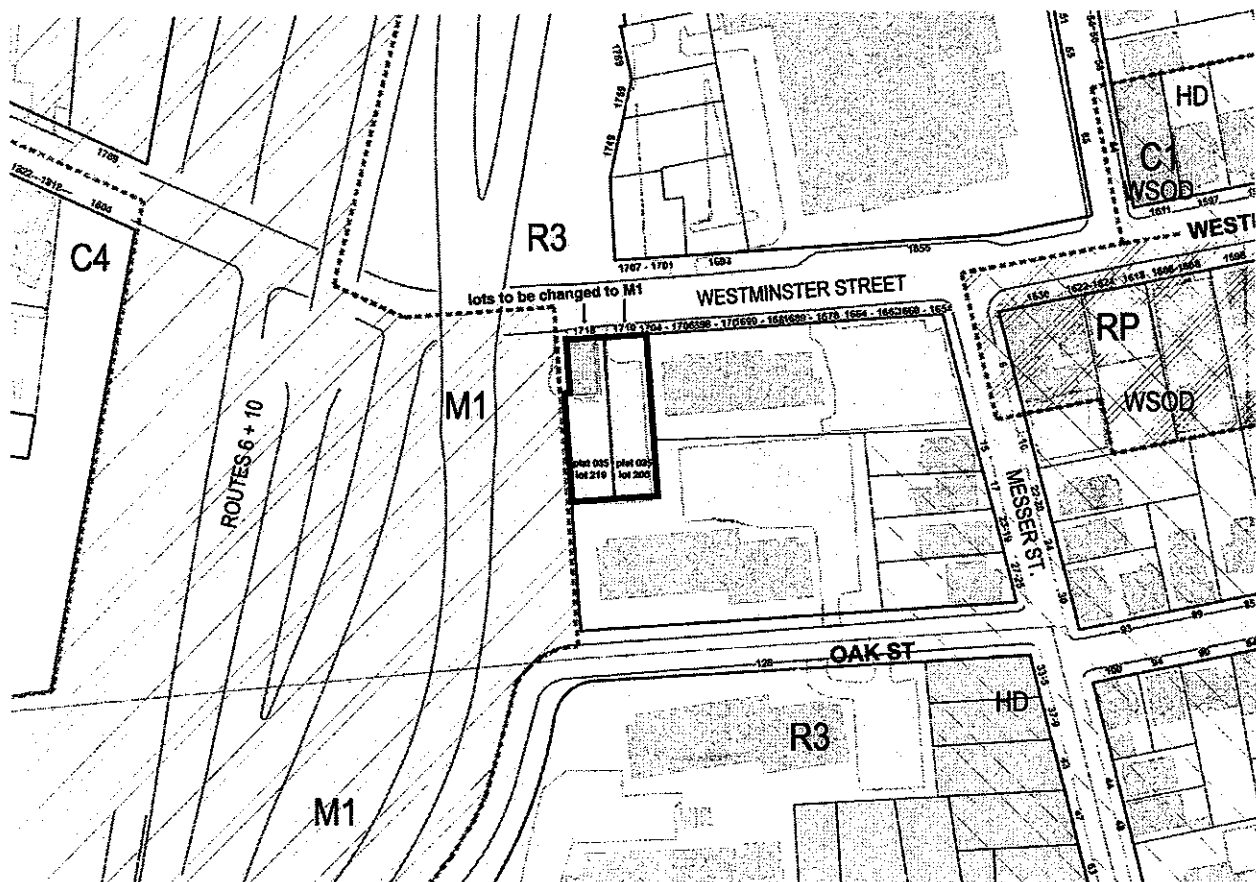
AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED JUNE 27, 1994, AS AMENDED, TO CHANGE THE ZONING DESIGNATION OF PROPERTY AT 1710 AND 1718 WESTMINSTER ST. FROM R3 TO M1

Approved July 14, 2014

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 June 27, 1994, as amended, is hereby further amended, as shown on the accompanying map, by changing the zoning designation for the property located at 1710 and 1718 Westminister Street, Plat 35, Lots 219 and 220, from R3 to M1. A note shall be placed on the zoning map that would prohibit drive-through uses on the properties.

SECTION 2. This Ordinance shall take effect upon passage and publication as prescribed by law.



IN CITY COUNCIL
JUN 23 2014

FIRST READING
READ AND PASSED

Lowell L. Dwyer CLERK
ACTING

IN CITY
COUNCIL
JUL 02 2014
FINAL READING
READ AND PASSED

John M.... PRESIDENT
Lowell L. Dwyer CLERK
ACTING

I HEREBY APPROVE

John M....
Mayor

Date: 7/14/14



City Plan Commission
Angel Taveras, Mayor

March 3, 2014

Councilman Seth Yurdin
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Anna Stetson, City Clerk

Re: Referral 3373-Petition to rezone lots 219 and 220 on Plat 35 from R-3 to M-1

Petitioner: Mc Wollehan, LLC

Dear Councilman Yurdin:

The City Plan Commission (CPC) reviewed the proposed zoning change at a regular meeting on February 25, 2014. The CPC voted as described below to make certain findings of fact and to recommend that the petition be approved.

FINDINGS OF FACT

The applicant is proposing to rezone AP 35 Lots 219 and 220 on Westminster Street—which currently contain a bar—from R-3 to M-1. The CPC noted that there are a mix of uses along Westminster Street, with residential and commercial uses in proximity.

Per the Future Land Use Map of Providence Tomorrow, the subject lots fall on the line between the medium density residential and business/mixed use designations. The comprehensive plan states that it is not intended for parcel level analysis. Based on an examination of the map, the CPC found that it appeared that there was an intention to incorporate lots east of the highway on the southern side of Westminster Street into the business/mixed use designation. Therefore, the CPC found the rezoning to be consistent with the intent of the comprehensive plan.

The CPC found the proposed rezoning to be appropriate given the use on the site. The CPC found that rezoning was not expected to negatively affect health, safety and welfare and found it to be consistent with the purposes of zoning in Section 100 of the Zoning Ordinance.

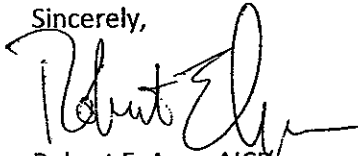
DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

RECOMMENDATION

Based on the foregoing discussion, the CPC voted unanimously to make a recommendation that the City Council approve the proposed Zone Change subject to the following condition:

The City Council shall include a notation on the zoning map prohibiting the use of a drive through on the subject lots.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Azar", with a stylized flourish at the end.

Robert E. Azar, AICP
Administrative Officer

cc: McWollehan LLC
Councilman Brian Principe