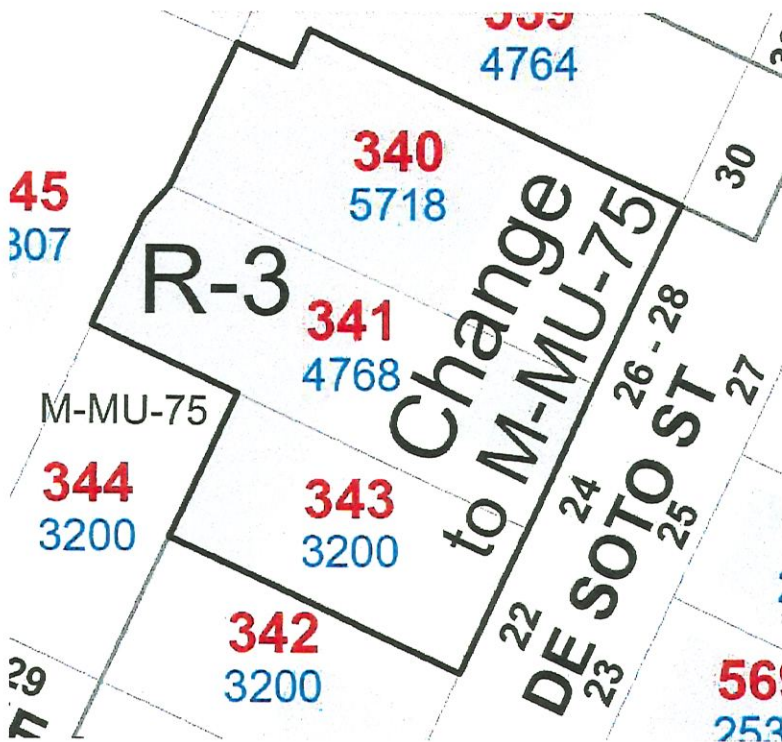


CHAPTER 2025-53

No. 451 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 33, LOT 343 (22 DESOTO STREET), ASSESSOR'S PLAT 33, LOT 341 (24 DESOTO STREET), AND ASSESSOR'S PLAT 33, LOT 340 (26-28 DESOTO STREET) FROM R-3 TO M-MU-75  
Approved November 24, 2025

*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 33, Lot 343 (22 DeSoto Street), Assessor's Plat 33, Lot 341 (24 Desoto Street), and Assessor's Plat 33, Lot 340 (26-28 Desoto Street) From R-3 To M-MU-75.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
NOV 06 2025  
FIRST READING  
READ AND PASSED

*Jina L. Mastromauro*  
CLERK

IN CITY COUNCIL  
NOV 20 2025  
FINAL READING  
READ AND PASSED

*Rachel M. Miller*  
RACHEL M. MILLER, PRESIDENT  
*Jina L. Mastromauro*  
CLERK

I HEREBY APPROVE.

*Butt P. Smith*  
Mayor

Date: 11/24/25



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

June 18, 2025

Councilman Pedro Espinal,  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

**Re: Referral 3597 – Petition to rezone 22, 24 and 26 De Soto Street (AP 33 Lots 340, 341 and 343) from R-3 to M-MU 75**  
**Proponent: Councilman Oscar Vargas**

Dear Councilman Espinal, the petitioner is requesting a rezoning of 22, 24 and 26 De Soto Street from R-3 to M-MU 75.

**FINDINGS OF FACT**

The petitioner is requesting a rezoning of the subject lots from R-3 to M-MU 75. The petition lists 22-24 Desoto Street as a single lot. However, 22 and 24 Desoto Street are on separate lots, AP 33 lots 343 and 341 respectively. The petitioner has also indicated that the owner of 26-28 Desoto Street located on AP 33 lot 340 is amenable to rezoning their lot to M-MU 75. The petition shall be amended at the hearing to include all three addresses and lot numbers.

Though zoned residential, the lots are occupied by industrial businesses that the petitioner is proposing to rezone to have the uses operate under appropriate zoning. Based on a review of the map, the area to the west of the subject lots is predominantly industrial and zoned M-MU 75. Given the proximity of the M-MU 75 zone and the industrial character of the neighborhood, the CPC found that it would be appropriate to rezone the subject lots given their current use.

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 medium density residential uses are located adjacent to business/mixed use development. As discussed, the neighborhood's character is primarily industrial, but adjacent to the residential zone. The CPC found that the rezoning would be appropriate as it would allow for continuation of the existing uses under appropriate zoning. A negative effect on neighborhood character is not expected as

**DEPARTMENT OF PLANNING & DEVELOPMENT**

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903  
PHONE 401.680.8400 | [WWW.PROVIDENCERI.GOV/PLANNING](http://WWW.PROVIDENCERI.GOV/PLANNING)

Rezoning from R-3 to M-MU 75  
Referral 3597  
6/18/25

the uses have existed adjacent to residential development for a number of years. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

The CPC found that rezoning the lots would be appropriate as the change 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 Caldwell, seconded by Commissioner Lipschitz, the CPC voted to make a positive recommendation to the City Council to rezone the lots to M-MU 75 based on their findings and subject to the following condition:

The petition shall be amended at the hearing to include the correct addresses and lot numbers of all three subject lots:

AP 33 Lot 343—22 DeSoto Street

AP 33 Lot 341—24 DeSoto Street

AP 33 Lot 340—26-28 DeSoto Street

The CPC voted as follows:

Aye: D. Caldwell, C. Lipschitz, R. Dotson, N. Sanchez, M. Quezada, M. Gazdacko

Sincerely,



Choyon Manjrekar  
Administrative Officer