

City of Providence
STATE OF RHODE ISLAND

CHAPTER 2022-40

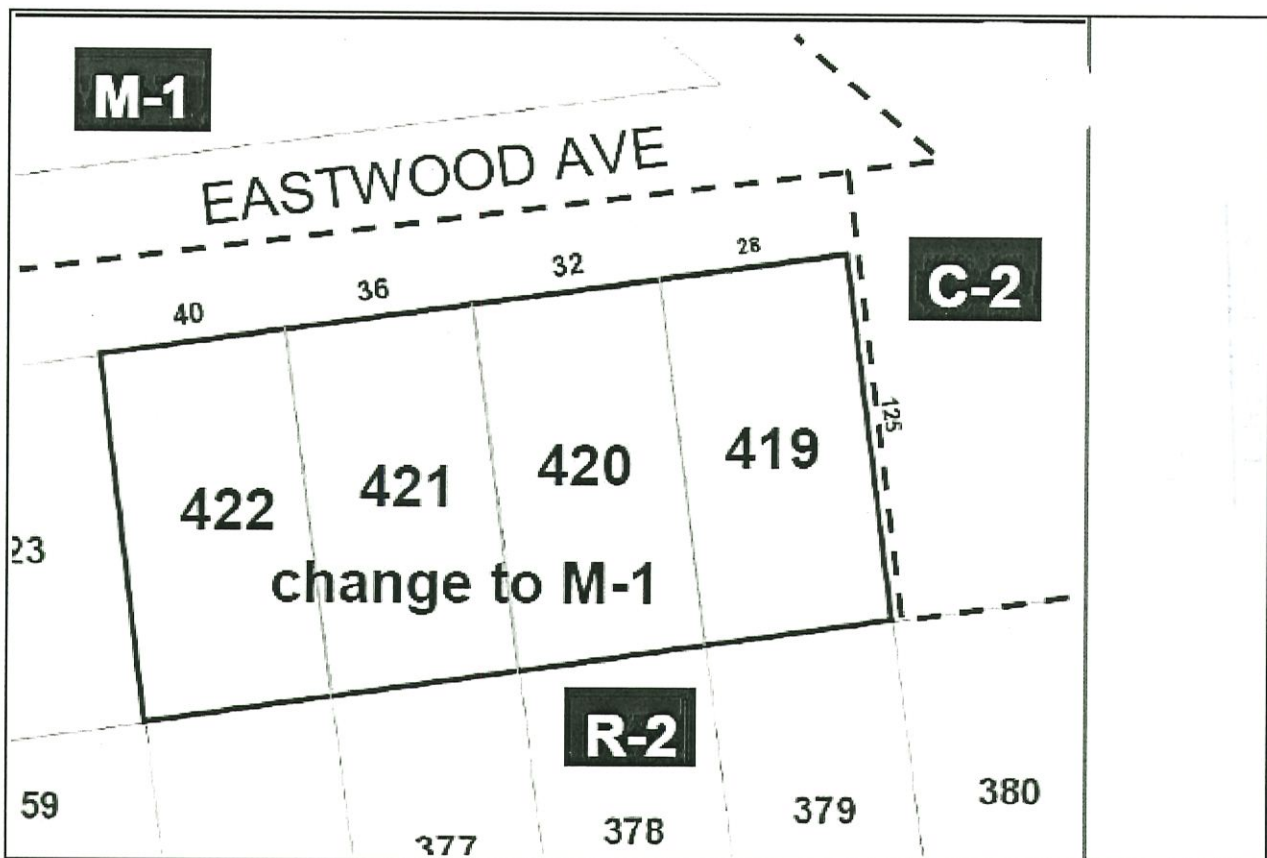
No. 306

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 105, LOTS 419, 420, 421 AND 422 FROM R-2 TO M-1

Approved September 7, 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 105, Lots 419, 420, 421 and 422 from R-2 to M-1.



SECTION 2. This ordinance shall take effect upon passage.

I HEREBY APPROVE.

IN CITY COUNCIL
JUL 21 2022
FIRST READING
READ AND PASSED

Jina L. Mastrosianni CLERK
ACTING

IN CITY COUNCIL
SEP 01 2022
FINAL READING
READ AND PASSED

John J. Igliazzi PRESIDENT
Jina L. Mastrosianni CLERK
ACTING

Date:

SS
Mayor
9/7/22



FILED

City Plan Commission
Jorge O. Elorza, Mayor

2022 FEB 17 P 1:59

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

February 16, 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 3508 – Petition to rezone 28-40 Eastwood Ave (AP 105 Lots 419, 420, 421 and 422) from R-2 to M-1

Petitioner: Patriot State Storage LLC

Dear Chairman Narducci,

The applicants are petitioning to rezone the subject lots at 28-40 Eastwood Ave (AP 105 Lots 419, 420, 421 and 422) from R-2 to M-1 for expansion of a storage space facility located north of the subject lots. The portion of Eastwood Ave that abuts the subject lots is undeveloped and is proposed for abandonment to be merged into the storage space facility with the subject lots.

FINDINGS OF FACT

The lots are adjacent to the R-2 zone to the south. The neighborhood's character is primarily residential, but there is some separation between housing and nonresidential uses like the subject storage space facility. As the storage space facility has existed without negative effects on the surroundings, the CPC found that rezoning the lots to M-1 is not expected to affect neighborhood character. Development in the M-1 zone requires a rear yard setback of at least 20', which will create separation between residential uses. The CPC found that further separation would be provided due to the grade change between the subject lots and the residential zone to the rear.

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 low density residential uses are located in proximity to business/mixed use development, which allows for storage space facilities.

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 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 Verdi, the CPC voted to recommend that the City Council approve the proposed zone change to M-1 based on their findings.

The CPC voted as follows:

Aye: H. Bilodeau, N. Verdi, M. Quezada, M. Cordero, M. Gazdacko

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Manjrekar', written over a horizontal line.

Choyon Manjrekar
Administrative Officer

Mastroianni, Tina

From: CorprewBrown, Angel <Angel.CorprewBrown@ppsd.org>
Sent: Friday, March 4, 2022 2:43 PM
To: Clerk, City
Subject: Fw: plot105 lot 375 & plot 105 lot 159/423

From: CorprewBrown, Angel
Sent: Friday, March 4, 2022 2:39 PM
To: tmastroiannia@providenceri.gov <tmastroiannia@providenceri.gov>
Subject: plot105 lot 375 & plot 105 lot 159/423

I would like to say that I do not want anyone to touch any of my property. I have been a landowner for over 10 years. I am satisfied with the way my land is.

Sincerely yours,
Vivian Godley-Pettis

Mastroianni, Tina

From: Alva Cabrera <alvacabrera@gmail.com>
Sent: Friday, March 4, 2022 4:44 PM
To: Clerk, City
Subject: Gustavo Testimony

Hi, my name is Gustavo Cabrera and I have more than 20 years living on 24 Laban St, Providence, RI 02909. I just wanted to express my feeling about the interest of doing a commercial business on my neighborhood. I am not agree it happens because that could damage the Fundacion, because of lot of noises and trucks coming in in out our neighborhood.

If you have any question please let me know.
Gustavo Cabrera
4014-641-3344

Mastroianni, Tina

From: E O <esslin.ozuna@gmail.com>
Sent: Thursday, March 3, 2022 9:02 PM
To: Clerk, City
Subject: Patriot storage llc. Zone change plat 105, lots 419-420-421-422 from R-2 to M-1.

My property is located at 33 laban st, providence RI 02909.

I received a letter in regards to a change to a commercial zone, requested by Patriot Storage LLC, plat 105, lots 419-420-421-422 from R-2 to M-1.

I am very upset about this, this company is already cutting trees, has truck going in an out. If this continues will affect houses foundations in the area, will affect the peaceful environment we had for years.

This company just arrived to our area and is affecting the live of those who been in this area for years (12 years to be exact) in my case.

So I DO OPPOSE to this changes.

Thank you for taking me into consideration.

City of Providence
State of Rhode Island and Providence Plantations

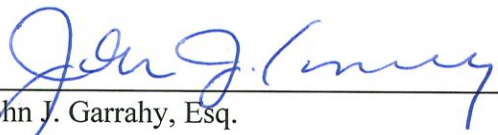
PETITION TO THE HONORABLE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

Patriot State Storage, LLC hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the properties identified as Plat 105 Lots 419, 420, 421 and 422 from R-2 to M-1.

Patriot State Storage, LLC
By It's Attorney:
John J. Garrahy (#3113)
John J. Garrahy Law, LLC
2088 Broad Street
Cranston, Rhode Island 02905



John J. Garrahy, Esq.

November 30, 2021

