

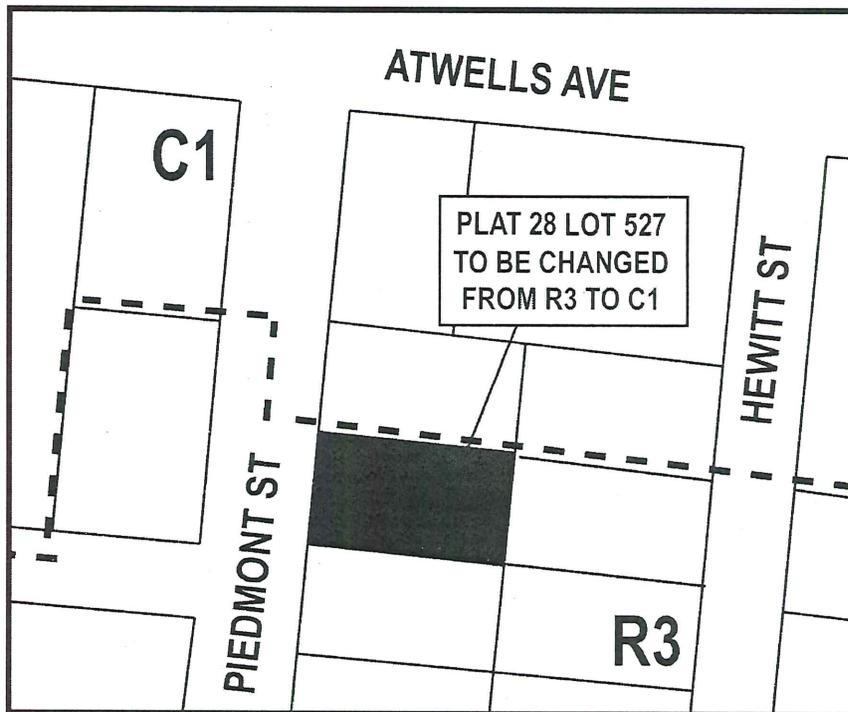
**CHAPTER 2019-11**

**No. 181** 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 OF ASSESSOR'S PLAT 28, LOT 527 AND LOT 155 (16 PIEDMONT STREET), FROM R-3 TO C-1

Approved March 29, 2019

*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 of Assessor's Plat 28, Lot 527 and Lot 155 (16 Piedmont Street), from R-3 to C-1, on the accompanying map.



SECTION 2. This Ordinance shall take effect upon passage.

IN CITY COUNCIL  
MAR 07 2019  
FIRST READING  
READ AND PASSED

*Shawn Selleck* CLERK

IN CITY  
COUNCIL

MAR 21 2019  
FINAL READING  
READ AND PASSED

*Sabrina Mator*  
PRESIDENT  
*Shawn Selleck*  
CLERK

I HEREBY APPROVE.

*[Signature]*  
Mayor  
Date: *3/29/19*

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## PETITION TO THE HONORABLE CITY COUNCIL

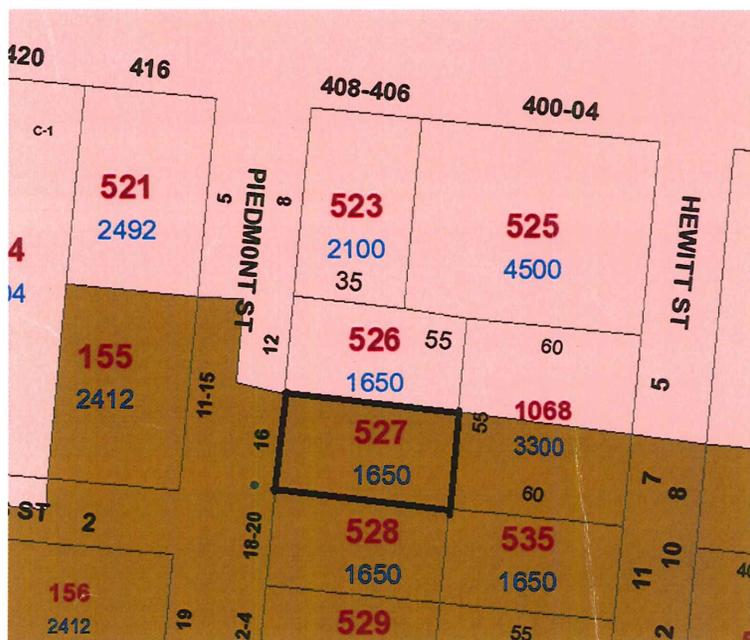
*The undersigned respectfully petitions your honorable body*

FEDERAL HILL PARTNERS, LLC hereby petitions the City Council to:

Change the official Zoning Map of the City of Providence by changing the zoning designation for the property located at A.P 28, Lot 527, further identified as 16 Piedmont Street, Providence, Rhode Island, and shown on the accompanying map, from R3 to C1.

The below zoning map depicts the zoning district of R3 (including the subject lot) in brown, and the abutting zoning district of C1 in pink. If the requested amendment is approved, the zoning map would be amended to depict the subject lot 527 as part of the abutting C1 zoning district (as opposed to its current designation of R3) thereby extending the zoning district of C1 by one lot.

This proposed zoning map amendment is consistent with the City's Comprehensive Plan as well as the applicable purposes of zoning, as delineated in Section 101 of the City's Zoning Ordinance.



Joelle C. Rocha, Esq.  
[jrocha@ksrplaw.com](mailto:jrocha@ksrplaw.com)

Via Hand Delivery

December 21, 2018

Lori Hagen  
City Clerk, Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

RE: Petition for Amendment to Zoning Map/Change of Zoning Designation  
Petitioners: Federal Hill Partners, LLC  
Parcel: 16 Piedmont Street / Plat 28 Lot 527

Dear Ms. Hagen,

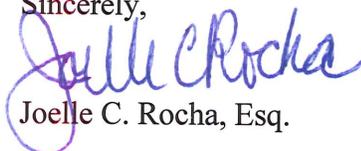
Enclosed please find a Petition to the Honorable City Council for an Amendment to Zoning Map/Change of Zoning Designation relative to the above referenced property, from a zoning district designation of R3 to C1. Pursuant to R.I. Gen. Laws § 45-23-61, this Petition is submitted in connection with an Application for Minor Land Development for the construction of a 20 unit residential dwelling to be located at A.P. 28, Lots 523, 526 and 527, which was submitted yesterday, December 20, 2018 to the Planning Department. Said Application for Minor Land Development is the first approval stage for the proposed project, as required per R.I. Gen. Laws § 45-23-61.

Lots 523 and 526 of proposed project are designated as a C1 zone district, while the third lot of the proposed project, Lot 527, is designated as a R3 zone district. If this instant Petition is approved, all three lots encompassing the Minor Land Development will share the same C1 designation.

Enclosed is a check in the sum of \$150.00, the required filing fee, as well as two sets of mailing labels with names and addresses of all property owners within a 200' radius of the subject property. We also enclosed a 200' radius map and a separate listing of those abutters. We will be submitting a Memorandum in Support of this Petition prior to the public hearing.

Please let us know whether you need any additional information for this Petition. Thank you for your assistance.

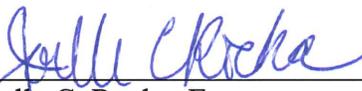
Sincerely,



Joelle C. Rocha, Esq.

PETITIONER, FEDERAL HILL PARTNERS, LLC

By its Attorney,



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Joelle C. Rocha, Esq.  
Kelly, Souza, Rocha, Parmenter, PC  
128 Dorrance Street, Suite 300  
Providence, RI 02903  
jrocha@ksrplaw.com





City Plan Commission  
Jorge O. Elorza, Mayor

January 17, 2019

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

Attn: Lori Hagen, City Clerk

**Re: Referral 3443-Petition to rezone 16 Piedmont Street (AP 28 Lot 527) from R-3 to C-1**

**Petitioner: Federal Hill Partners LLC**

Dear Chairwoman Ryan,

The City Plan Commission (CPC) reviewed the petition to rezone 16 Piedmont Street (AP 28 Lot 527) from R-3 to C-1. The CPC voted as described below to make certain findings of fact and to recommend that the petition be granted.

**FINDINGS OF FACT**

The applicant is proposing to rezone 16 Piedmont Street (AP 28 Lot 527) from R-3 to C-1. The applicant intends to merge the lot with 12 Piedmont Street (AP 28 Lot 526) to the north, which is zoned C-1, to allow for construction of a multifamily dwelling.

As the C-1 zone on Atwells Ave is adjacent to residential development, the CPC found that inclusion of lot 527 within the C-1 zone to permit multifamily development is not expected to have a negative effect on neighborhood character or surrounding property as the residential nature of the subject lot is not expected to change.

The proposed building will be connected to an adjacent, existing building at 406-408 Atwells Ave. The CPC found that approval of the zone change is required to provide an adequate footprint for the proposed building and maintain the required side yard setback from the R-3 zone to the south.

Based on the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—the CPC found that this area is intended to be one where commercial and residential uses are located in proximity to each other. The property is located in an area where neighborhood commercial development is intended alongside medium density residential

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
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401 680 8400 ph | 401 680 8492 fax  
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Amendment of ordinance  
to rezone AP 28 Lot 527  
from R-3 to C-1  
Referral 3443  
1/17/19

2

development. Based on their review of the map, the CPC found that it would be appropriate to also rezone AP 28 Lot 155 – which is on the opposite side of Piedmont Street from the subject lot – from R-3 to C-1 to provide for a consistent zoning pattern between both zones.

Based on their analysis, the CPC found the rezoning of both lots to be consistent with the intent of the comprehensive plan. The CPC found that the rezoning would be in conformance with objectives H-1, H-2 and H-3 of the comprehensive plan which encourage developing a variety of housing options at varying prices.

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**

Based on the foregoing discussion, the CPC found the proposed change to be in conformance with the comprehensive plan and purposes of zoning. The CPC unanimously voted to recommend that the City Council approve the proposed zone change for AP 28 Lots 527 and 155 from R-3 to C-1.

Sincerely,



Choyon Manjrekar  
Administrative Officer