

CHAPTER 2018-26

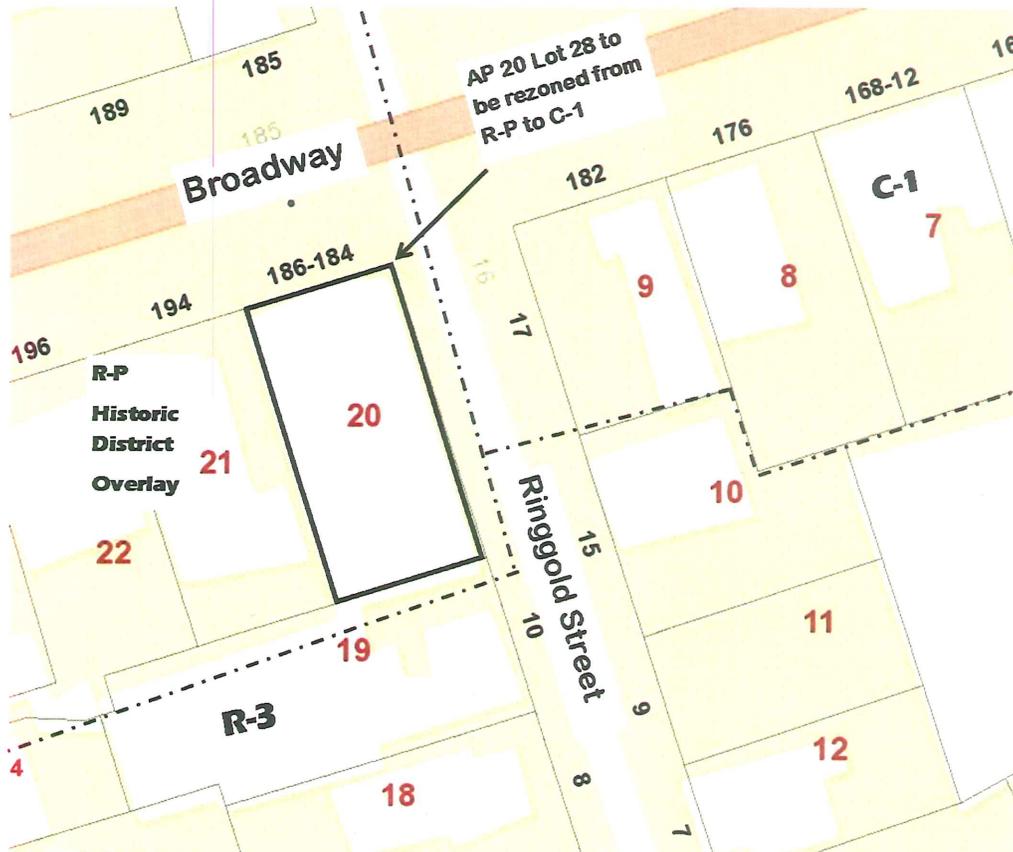
No. 352 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE", APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE OFFICIAL ZONING MAP FOR AP 28, LOT 20 (184-186 BROADWAY) FROM R-P TO C-1

Approved June 22, 2018

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 for AP 28 Lot 20 (184-186 Broadway) from R-P to C-1, as shown on the accompanying map. The use of the lot shall be limited to a Personal Service Establishment and all other uses permitted in the R-P zone.

SECTION 2: This Ordinance shall take effect upon passage.



IN CITY COUNCIL
JUN 07 2018
FIRST READING
READ AND PASSED

Tina L. Martini CLERK
ACTING

IN CITY
COUNCIL
JUN 21 2018
FINAL READING
READ AND PASSED

David Centoni PRESIDENT
Lowell Hayes CLERK

I HEREBY APPROVE.

[Signature] Mayor
Date: 6/22/18



City Plan Commission
Jorge O. Elorza, Mayor

April 4, 2018

Councilman Terrence M. Hassett
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Lori Hagen, City Clerk

Re: Referral 3428-Petition to rezone AP 28 Lot 20 (184-186 Broadway) from R-P to C-1

Proponent: Councilman Bryan Principe

Dear Mr. Hassett,

The City Plan Commission (CPC) reviewed the petition to rezone AP 28 Lot 20 (184-186 Broadway) from R-P to C-1 at a meeting on April 2, 2018. The CPC voted as described below to make certain findings of fact and to recommend that the petition be approved subject to certain conditions.

FINDINGS OF FACT

The sponsor is proposing to rezone 184-186 Broadway (AP 28 Lot 20) from R-P to C-1. The intended use is a personal services establishment. The zone change would restrict the use of the lot to a personal services establishment in addition to all other uses permitted in the R-P zone. The building is zoned R-P and operates as a commercial building, with a cigar store being the most recent use. The building is designed as a commercial structure rather than a mixed use residential building. This portion of Broadway is zoned R-P, which permits mixed use and directly abuts the C-1 zone to the east.

As the neighborhood has a mix of residential and commercial development, the CPC found that inclusion of this lot within the C-1 zone is not expected to have a negative effect on neighborhood character or neighboring property. The building has been used as a cigar store for a number of years. The intensity of use of a personal services establishment is not expected to be different from what currently exists on site and a significant effect on neighborhood character is not expected.

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 development is intended alongside medium density residential/professional development. Therefore, the CPC found that rezoning would be consistent with the intent of the comprehensive plan.

DEPARTMENT OF PLANNING AND DEVELOPMENT
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Rezoning this lot would be appropriate given the current use as the site would be brought into conformance with the zoning ordinance. 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

Upon a motion made by Commissioner Gazdacko, seconded by Commissioner Elliott, the CPC voted as follows to recommend that the City Council approve the proposed zone change finding it to be in conformance with the comprehensive plan and purposes of zoning:

M. Gazdacko, AYE; H. Bilodeau AYE; N. Verdi AYE; J. Opton-Himmel AYE; J. Elliott AYE; C. West AYE

In accordance with the CPC's action, the change shall be approved subject to the condition that a note be added to the zoning map restricting the use of the lot to a personal services establishment and all other uses permitted in the R-P zone.

Sincerely,



Choyon Manjrekar
Administrative Officer

CC: Jamie Ochefsky