

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2013-7

No. 132

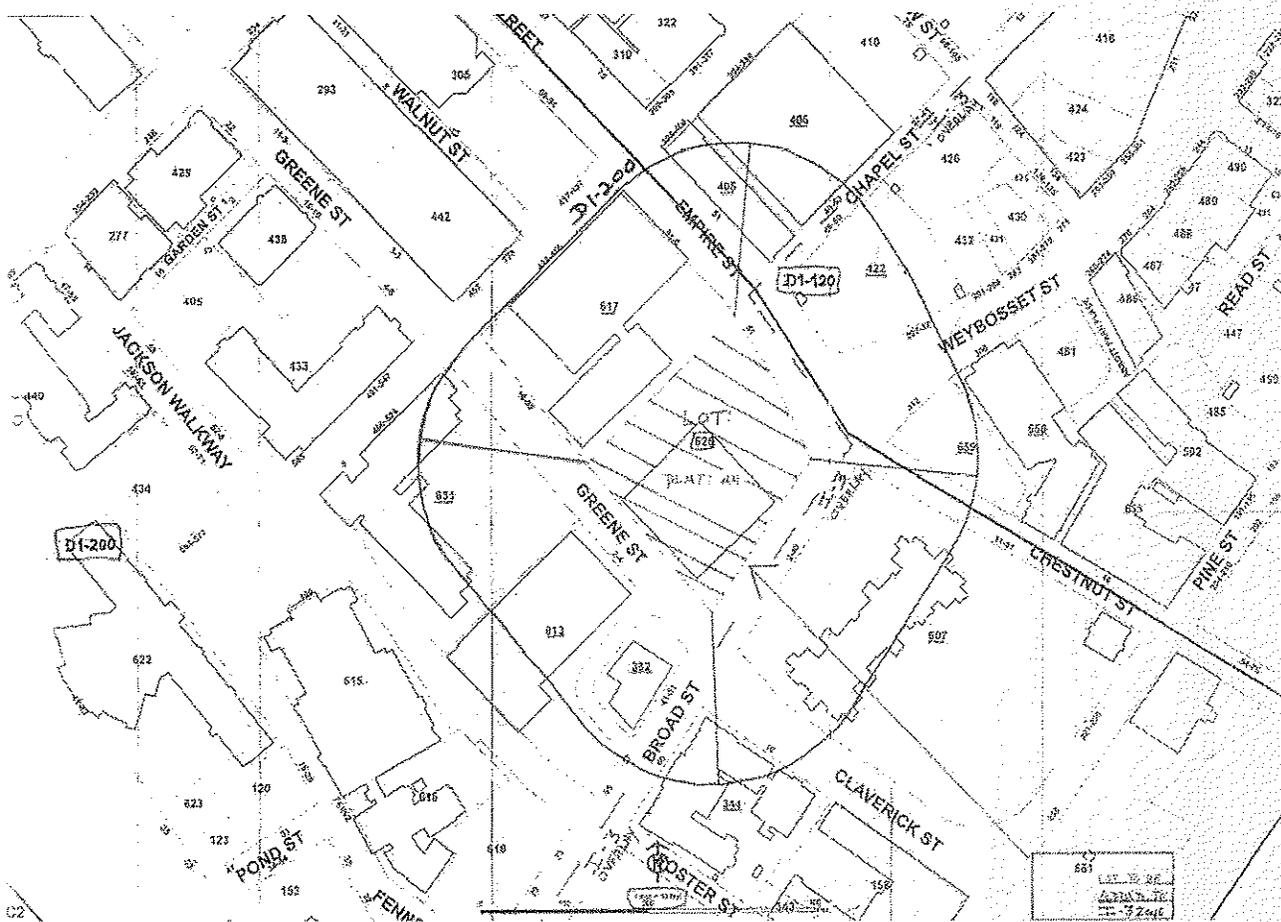
AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE" APPROVED JUNE 27, 1994, AS AMENDED, TO ADD THE OVERLAY ZONING DESIGNATION I-3 TO PLAT 24 LOT 626

Approved March 22, 2013

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 adding the overlay zoning designation I-3 (Downtown Educational Institution Overlay) for the area encompassing Plat 24 Lot 626 on the City of Providence Official Zoning Map.

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



IN CITY COUNCIL  
MAR 07 2013

FIRST READING  
READ AND PASSED

*[Signature]* CLERK

IN CITY COUNCIL  
MAR 21 2013

FINAL READING  
READ AND PASSED

*[Signature]* PRESIDENT  
*[Signature]* CLERK

I HEREBY APPROVE.

*[Signature]*

Date: 3/22/13

**City of Providence**  
State of Rhode Island and Providence Plantations

**PETITION TO THE HONORABLE CITY COUNCIL OF  
PROVIDENCE, RHODE ISLAND**

The undersigned petitioner, Weybosset Hill Investments, LLC, Owner, respectfully requests an amendment to Chapter 27 of the Code of Ordinances of the City of Providence, entitled The City of Providence Zoning Ordinance approved June 27, 1994, by adding the overlay zoning designation I-3 on the lot identified as Lot 626 on Assessor's Plat 24.

Weybosset Hill Investment, LLC

By: John J. Garenin  
Name: John J. Garenin  
Title: Attorney

Dated: October 3, 2012

# P

City Plan Commission  
Angel Taveras, Mayor

October 18, 2012

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

Attn: Anna Stetson, City Clerk

**Re: Referral 3358-Petition to include lot 626 on Plat 24 in the I-3 Overlay District**

**Petitioner: Weybosset Hill Investment LLC**

Dear Councilman Yurdin:

At a regular meeting of the City Plan Commission (CPC) on October 16 2012, the CPC reviewed the proposed zoning change. The CPC voted as described below to make certain findings of fact and to recommend that the petition be approved.

#### FINDINGS OF FACT

The subject property is currently zoned D1-200 and is located on the corner of Greene and Broad Streets. The building is used for a number of functions by Johnson and Wales University (JWU) and is considered part of the school's campus. Other JWU buildings located across the street and in the vicinity are under the I-3 overlay district. The I-3 overlay is intended for Downtown Educational Institutions and intended to foster the development of educational uses and the economic vitality of Downtown. The property to the east and north of the building are also used by JWU and included within the I-3 overlay. Per the zoning map, all the lots around the building are zoned D-1, with the property to the north and east under the I-3 overlay.

As JWU buildings are included under the I-3 overlay, the CPC found that inclusion of lot 626 into the overlay is not expected to affect health, safety, welfare and the objectives of Section 100 of the Zoning Ordinance. The CPC found the rezoning to be in conformance with the objectives of the Comprehensive Plan. Map 11.2 designates the future land use of the vicinity as Downtown/Mixed Use. The plan describes this land use designation as one intended to revitalize and restore Downtown and is characterized by a variety of business, financial and educational development. Based on the educational

DEPARTMENT OF PLANNING AND DEVELOPMENT  
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NOVEMBER 01, 2012  
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uses within the building and location of other JWU buildings in the vicinity, the CPC found the inclusion of the lot within the I-3 zone to be appropriate.

**RECOMMENDATION**

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

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Ise". The signature is fluid and cursive, with the first name "Chris" and the last name "Ise" clearly distinguishable.

Christopher Ise  
Administrative Officer

cc: Anna Stetson, City Clerk  
Weybosset Hill Investment LLC, c/o John Garrahy