

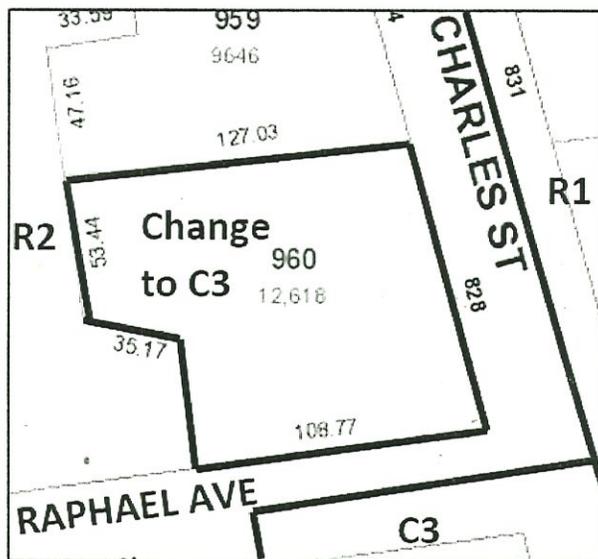
CHAPTER 2022-35

No. 301 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 97, LOT 960 (828 CHARLES STREET), FROM R-2 TO C-3

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 97, Lot 960 (828 Charles Street), from R-2 to C-3.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
JUL 21 2022  
FIRST READING  
READ AND PASSED  
*Tina L. Mastrosiani* CLERK  
ACTING

IN CITY COUNCIL  
SEP 01 2022  
FINAL READING  
READ AND PASSED  
*John J. Iglizzi* PRESIDENT  
*Tina L. Mastrosiani* CLERK  
ACTING

I HEREBY APPROVE.  
*[Signature]*  
\_\_\_\_\_  
Mayor  
Date: 9/7/22



City Plan Commission  
Jorge O. Elorza, Mayor

April 13, 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 3510 – Petition to rezone 828 Charles Street from R-2 to C-3  
(AP 97 Lot 960)**

**Petitioners:** Bethany Martone and Daniel Navedo

Dear Chairman Narducci,

The City Plan Commission (CPC) reviewed the above referenced zone change at a meeting on April 12, 2022 and voted to recommend that the City Council approve the amendment based on their findings described below.

**FINDINGS OF FACT**

The applicant is proposing to rezone 828 Charles Street (AP 97 Lot 960), which is occupied by a mixed-use building, from R-2 to C-3. According to the petitioners, the change is being requested for expansion of the building and its constituent uses. The C-3 zone is located directly south of subject lot at 822 Charles Street. There are two lots zoned R-2 between the subject lot and the C-3 zone to the north, which are occupied by a multifamily dwelling and a two family dwelling on a large lot. Although zoned R-2, the development observed on this portion of Charles Street is more characteristic of development seen in the C-3 zone as opposed to their R-2 zoning. Given the mix of uses in proximity to the subject lot, the CPC found that it would be appropriate to rezone the subject lot to C-3 to allow for the proposed expansion.

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 general commercial and residential uses are located in proximity to each other. The property is located in an area where general commercial is intended alongside medium density residential development. The plan says that this land use designation is intended for commercial uses that serve citywide needs for business and retail services. The zone change would allow for expansion of the kind of use described by the plan that currently exists on the subject lot. Therefore, the CPC found that the rezoning would be consistent with the intent of the comprehensive plan.

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
[www.providenceri.com](http://www.providenceri.com)

The CPC found that rezoning the lot would be appropriate given its current uses and those on neighboring sites. 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 by Commissioner Potter, seconded by Commissioner Sanchez, the CPC unanimously voted to recommend that the City Council approve the proposed zone change based on the above findings.

The CPC voted as follows:

AYE: C. Potter, N. Sanchez, H. Bilodeau, M. Cordero, M. Gazdacko

Sincerely,



Choyon-Manjrekar  
Administrative Officer

CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF  
PROVIDENCE:

The undersigned respectfully petitions  
your honorable body

We, Bethany Martone and Daniel Navedo hereby petition the City Council to change the official Zoning Map of the city of Providence by changing the zoning district designation for the property located at 828 Charles St, accessor plat 97/lot 960 from R2 to C3 as shown on the accompanying map.

Bethany Martone



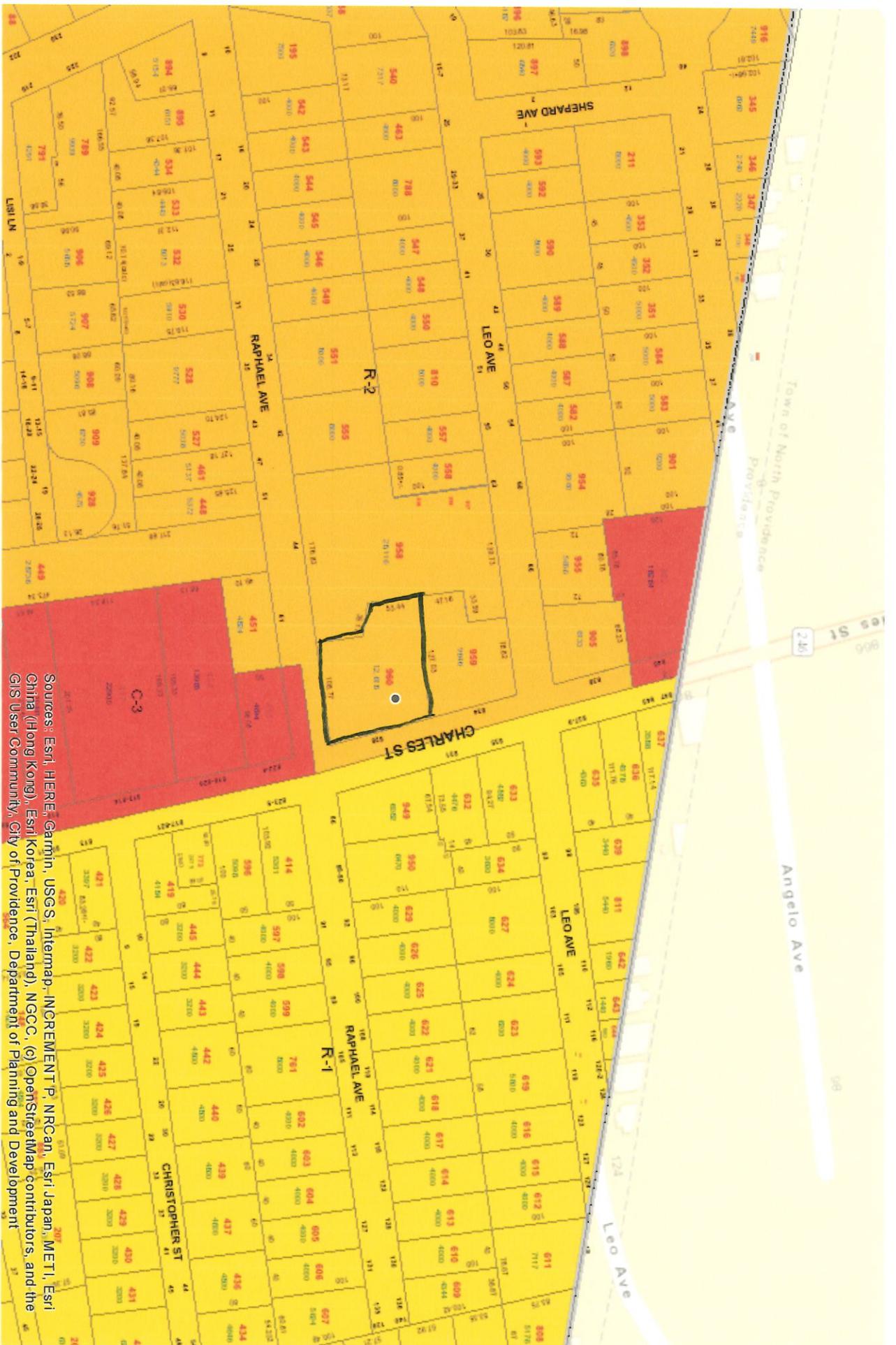
Daniel Navedo



828 Charles St

Providence RI 02904

401-265-0960



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, City of Providence, Department of Planning and Development

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Produced by the Providence Planning and Development Department  
444 Westminster Street Providence, RI 02903  
Data Sources  
Providence Geographic Information System



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL

DEPARTMENT OF PLANNING AND DEVELOPMENT  
JOSE O. B. ORTIZ, MAYOR | BOBBIE MCKENSON-VAUGHN, DIRECTOR

DATE: 1/20/22