

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2012-44

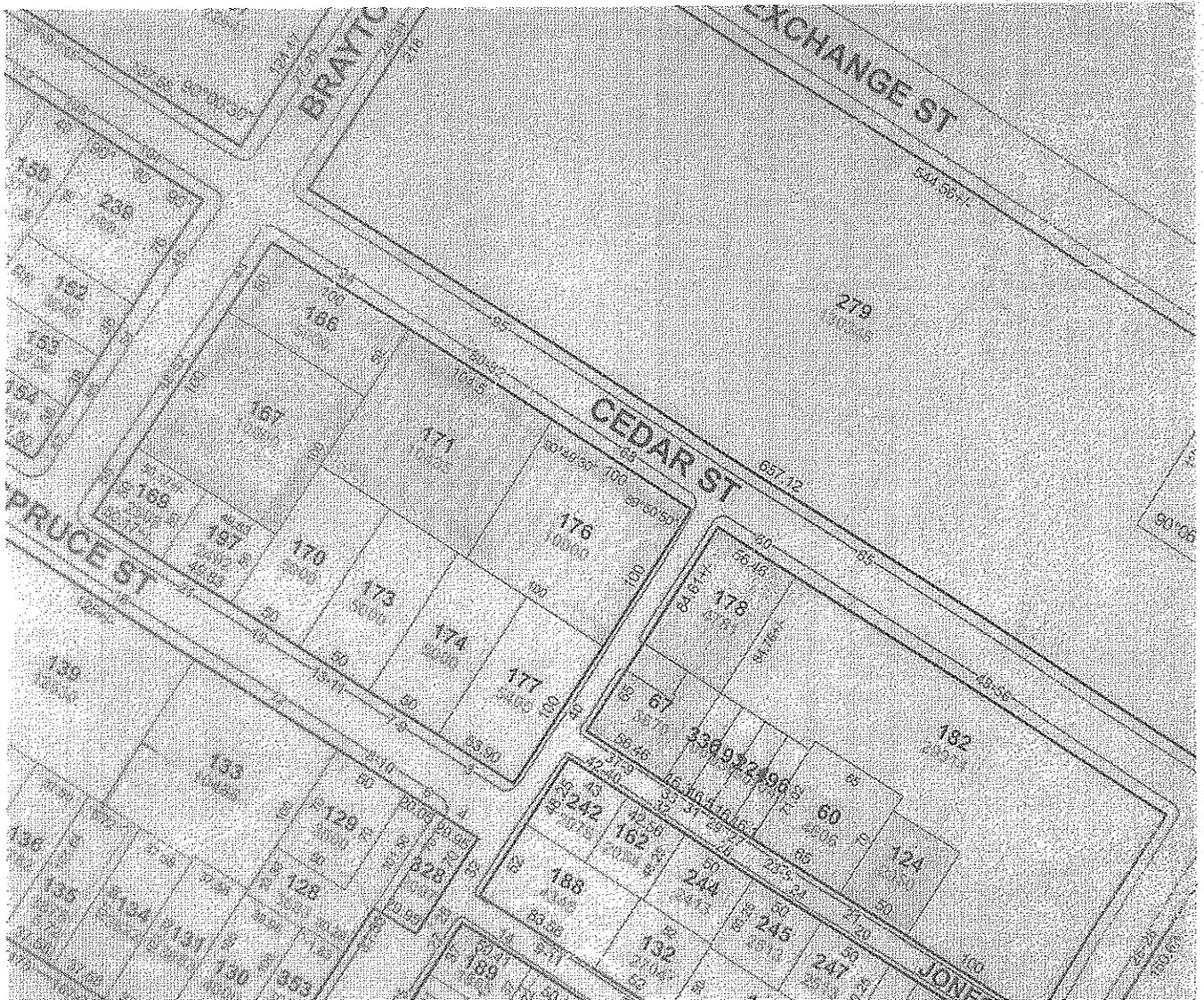
No. 502

AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE" TO MODIFY THE ZONING MAP FOR CERTAIN LOTS ON CEDAR STREET, BRAYTON AVENUE, JONES STREET AND BOND STREET

Approved July 31, 2012

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 map below, by changing the zoning designation of the highlighted lots from R-G to D-2. The designated lots consist of lots 67, 124, 166, 167, 171, 176 & 178 on tax assessor's plat 26.



Section 2. This Ordinance shall take effect upon passage.

IN CITY COUNCIL
JUL 26 2012
FIRST READING
READ AND PASSED

Carl M. Stetler
CLERK

I HEREBY APPROVE.

Angel Tavelan
Mayor

Date: 7/31/12

IN CITY
COUNCIL
JUL 30 2012
FINAL READING
READ AND PASSED

W. J. Ryan
PRESIDENT
Carl M. Stetler
CLERK

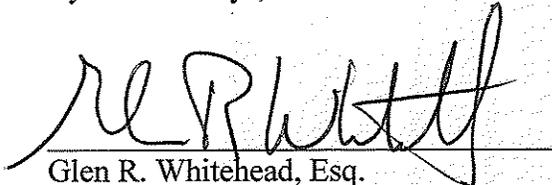
City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE HONORABLE CITY COUNCIL
OF PROVIDENCE, RHODE ISLAND

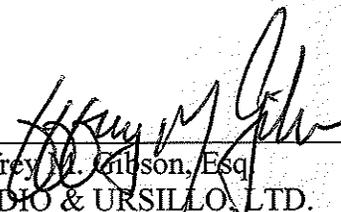
NOW COMES Omni Combined W.E., LLC and hereby respectfully requests an amendment to the City of Providence Zoning Ordinance as attached hereto.

Respectfully submitted,

Omni Combined W.E., LLC
By Its Attorneys,



Glen R. Whitehead, Esq.
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(401) 861 - 9977 (fax)



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86 Weybosset Street
Providence, RI 02903
(401) 331 - 6400
(401) 331 - 0436 (fax)

DATED: April 26, 2012

RECEIVED
CITY OF PROVIDENCE
MAY 1 2012
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OFFICE



City Plan Commission
Angel Taveras, Mayor

June 20, 2012

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

Attn: Anna Stetson, City Clerk

Re: Referral 3351-Petition to change the Future Land Use Map of *Providence Tomorrow: The Comprehensive Plan* by changing the designation for the area bounded by Bradford Street, Cedar Street, Brayton Ave., Spruce Street, Jones Street and a portion of Bond Street

Petitioner: Omni Combined, WE LLC

Dear Councilman Yurdin:

At a regular meeting of the City Plan Commission (CPC) on June 19, 2012, the CPC held a public hearing to review the proposed change to the future land use map of the *Comprehensive Plan*. The CPC voted as described below to make certain findings of fact and to recommend that the petition be approved.

FINDINGS OF FACT

The applicant proposed to amend the Future Land Use Map of *Providence Tomorrow: The Comprehensive Plan*, by extending the Downtown/Mixed Use (DM) land use designation and Jobs District overlay to include the area bounded by Brayton Avenue, Cedar, Spruce and Bradford Streets. The land use designation for the easterly portion of the subject area is Downtown/Mixed Use under a jobs district overlay and the rest is designated as Medium Density Residential. The petitioner intends to extend the Downtown/Mixed Use designation to the whole site.

The DM designation is intended for land use that would revitalize the historic Downtown core and is characterized by a number of businesses and related uses. The jobs district overlay is intended to promote job growth through industrial and commercial expansion, with housing being a prohibited use. Development in the Medium-Density Residential areas are characterized by one- to three-family dwellings on separate lots that vary from 3,200 to 5,000 sq. ft. Some small-scale neighborhood uses like

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neighborhood corner stores may be considered appropriate. Despite the designation, the lots designated for Medium-Density residential development are currently used to provide parking.

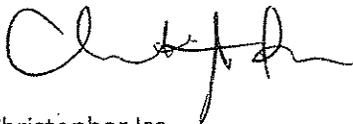
Based on a survey of the area, the CPC found that the pattern of development around the proposed expansion area exhibits features that are more consistent with the DM description than Medium-Density Residential. For example, there are a number of businesses in the vicinity and the easterly portion of the subject area is the site of a proposed multi story office building. The CPC found that expansion of this land use designation would be appropriate as it would allow for appropriate development that conforms to the neighborhood's character.

The CPC found that the change to DM would fulfill objective LU-2 of the Comprehensive Plan by directing growth toward areas best suited to provide access to jobs, housing and transit. Development intended for the DM designation would be similar to what exists in the vicinity. The change would be in conformance with strategy F of Objective BJ-1, which supports business retention and expansion by including areas within the jobs district designation. Extension of the DM designation would fulfill Objective BJ-4, which aims to create a business friendly environment to stimulate business growth. The CPC found that extending the DM land use designation would allow for mixed use development and promote walking as it would be proximate to a large number of businesses and people. The development that could potentially occur as a result of the expansion would be in fulfillment of Objective LU-4, which promotes the development of mixed use areas to improve the balance of jobs and housing.

RECOMMENDATION

Based on the foregoing discussion, the CPC voted unanimously to recommend that the City Council approve the proposed amendment to the future land use map of the Comprehensive Plan.

Sincerely,



Christopher Ise
Administrative Officer

cc: Anna Stetson, City Clerk
William DiStefano
Dominic Shelzi
Glen Whitehead