

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1978-16

No. 368      **AN ORDINANCE** IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1973-52 OF THE ORDINANCES OF THE CITY OF PROVIDENCE APPROVED DECEMBER 24, 1973 AND ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR WEST BROADWAY NDP URBAN RENEWAL AREA (1)."

Approved June 24, 1978

### *Be it ordained by the City of Providence:*

1. That Chapter 1973-52 of the Ordinances of the City of Providence approved December 24, 1973 and entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for West Broadway NDP Urban Renewal Area (1)" as amended by Chapter 1976-16 of the Ordinance of the City of Providence, approved April 13, 1976, be and the same is hereby further amended as follows:
  - A. All paragraphs in Section #.1.a., 3) Section 3: "Armory-West" Section as contained in and set forth in Page 20 of that certain booklet entitled, "West Broadway Official Redevelopment Plan, 1973-1974" which is a part of the aforementioned ordinance be and same is hereby deleted and the following substituted therefor: Section E.1.a., 3) Section 3: "Armory-West" Section
    - a) R-4 Multiple Residence Zone
      - (1) Permitted Uses
        - (a) R-4 Multiple Dwelling Uses of the Zoning Ordinance shall be permitted in this section of the area except for: Apartment Hotel or Hotel, Fraternity or Sorority House, or Rooming House.
      - (2) Development Controls for Residential Uses

The development controls for the permitted R-4 Multiple Dwelling uses in the "Armory-West" Action Section shall be identical to those controls stated for the R-4 Multiple Residence Zone in the "Broadway North" Section, which may be found on pages 14 through 16 hereof, except for that area described in the following paragraph.

In that area described below the parking requirements shall be governed by the applicable provisions of the Zoning Ordinance:

That area bounded by Service Road No. 6, Dennis J. Roberts Expressway, Westminster, Messer Streets, the northerly lot line of Lot 228 in Assessor's Plat 35, westerly lot lines of Lots 228, 229, 230, 231 of Plat 35, westerly lot lines of Lots 176, 175, 174 of Assessor's Plat 37, northerly lot lines of Lots 207, 181, 182 of Assessor's Plat 37, westerly lot lines of Lots 182 and 211 of Assessor's Plat 37 and Willow Street to Service Road No. 6.

No.

CHAPTER

AN ORDINANCE

b) C-4 Heavy Commercial Zone

(1) Permitted Uses

- (a) C-4 Heavy commercial uses of the Zoning Ordinance shall be permitted except for that area described in the following paragraph.
- (b) For that C-4 area bounded by the Dennis J. Roberts Expressway, Westminster, Messer and Oak Streets "Convenience" type businesses primarily serving the retail and service needs of local residents of the immediate neighborhood shall be permitted and provided that all such activities be conducted on the ground floor (street floor) only. Only professional offices shall be permitted on the second floor.

(2) Development Controls for Commercial Uses

The development controls for commercial uses in the C-4 area shall be identical to those controls stated for commercial uses in the C-2 Zone of Section 2 "Broadway-Westminster" Section, except for that area described in the above paragraph (1).(b). For that area as described in paragraph (1)(b) above, the development controls shall be identical to those controls stated for commercial uses in the C-2 Zone of Section 2 "Broadway-Westminster" Section, except the building height regulation. The maximum building height shall be two (2) stories.

- 2. That said Chapter 1973-52 of the Ordinances of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.
- 3. That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

IN CITY COUNCIL

JUN 1 1978  
FIRST READING  
READ AND PASSED

*Rose M. Mendonca* CLERK

IN CITY  
COUNCIL

June 15, 1978

FINAL READING  
READ AND PASSED

*Ralph Fagnol*  
PRESIDENT  
*Rose M. Mendonca*  
CLERK

APPROVED

MAYOR

*Vincent A. Craven, Jr.*

JUN 24 1978

IN CITY COUNCIL  
MAY 16 1978  
FIRST READING  
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT  
RENEWAL & PLANNING

*Rose M. Manderson* CLERK

THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING  
Approves Passage of  
The Within Ordinance

*Rose M. Manderson*  
Clerk  
May 18, 1978

IN CITY COUNCIL

READ AND PASSED  
FIRST READING

*Councilman Xavier (By Request)*

STANLEY P. BLACHER  
Chairman

JOHN RAO, JR.  
Vice Chairman

ROBERT J. BEVILACQUA

RAYMOND E. GRIMES

MURRAY A. COHEN

EDWARD W. XAVIER

ANTHONY C. MEROLA

STANLEY BERNSTEIN  
Executive Director  
and Secretary



PROVIDENCE REDEVELOPMENT AGENCY

May 15, 1978

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio

Rose Mendonca, City Clerk  
City Clerk's Office  
City Hall  
Providence, Rhode Island

Dear Mrs. Mendonca:

Enclosed is an original and 30 copies of an ordinance which indicates changes in the Official Redevelopment Plan for the West Broadway Urban Renewal Project approved on December 24, 1973.

The amendment calls for the "Armory West" section of the redevelopment plan controls to be revised. The result of this amendment will be to allow the parking controls on parcels 12, 13, 14 and 15 to be governed by the zoning ordinance; to restrict permitted uses on the commercial portion (see attached map) of these parcels; and to allow for two-story commercial construction on the C-4 site fronting on Westminster Street.

Our legal counsel has stated these are minor plan amendments and do not require a public hearing. They do require two passages of the City Council. Therefore, it is requested that this matter be introduced to the City Council at its next meeting.

Very truly yours,

  
Stanley Bernstein  
Executive Director

SB/gl  
jd

Enclosures

