

CHAPTER 1985-72

No. 415 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF 1951, AS HERETOFORE AMENDED, BY CHANGING FROM A C-4 HEAVY COMMERCIAL ZONE TO AN M-1 GENERAL INDUSTRIAL ZONE, LOTS 19 AND 21 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 126; SAID LOTS BEING SITUATED ALONG 345-361 RESERVOIR AVENUE.

Approved July 8, 1985

Be it ordained by the City of Providence:

SECTION 1. The Zoning Map, accompanying and made part of Chapter 544 of the Ordinances of the City of Providence approved September 21, 1951, entitled: "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations" as heretofore amended, is hereby amended by changing from a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone, Lots 19 and 21, as set out and delineated on City Assessor's Plat 126; said lots being situated along 345-361 Reservoir Avenue, bounded and described as follows:

Cross-Hatched Area to be changed from a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone.

Beginning at a point on the northerly line of Reservoir Avenue, said point being the northwesterly intersection of Reservoir Avenue and Pontiac Avenue;

Thence generally westerly along the northerly street line of Reservoir Avenue to a T.P. of curve at Ramp Entrance to Route 10;

Thence making a curve to the right and running along the easterly line of Ramp "L" to the southeasterly corner of Lot 416 on City of Providence Assessor's Plat 126;

Thence generally northwesterly along the easterly line of Lot 416 to the Northeasterly corner of Lot 416 on City of Providence Assessor's Plat 126;

Thence easterly to the southwesterly corner of Lot 19 on City of Providence Assessor's Plat 126;

Thence northeasterly to the northwesterly corner of Lot 19 on City of Providence Assessor's Plat 126;

Thence easterly along the zoning division line to an angle in the northerly lot line of Lot 21 on City of Providence Assessor's Plat 126;

Thence northeasterly along the zoning division line to the northwesterly corner of Lot 21 on City of Providence Assessor's Plat 126;

No.

CHAPTER

AN ORDINANCE

Thence easterly along the northerly lot line of Lot 21 to the northwesterly corner of Lot 22;

Thence southerly along the westerly lot line of Lot 22 to the southwesterly corner of Lot 22;

Thence easterly along the southerly lot line of Lot 22 to the westerly line of Pontiac Avenue;

Thence southerly along the westerly street line of Pontiac Avenue to the northwesterly intersection of Pontiac Avenue and Reservoir Avenue, said point being point and place of beginning.

SECTION 2. This Ordinance shall take effect upon its passage.

IN CITY COUNCIL

JUN 20 1985

FIRST READING
READ AND PASSED, *as amended*

Rose M. Mendonca CLERK

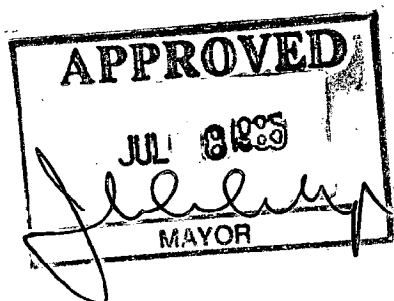
IN CITY
COUNCIL

JUL 3 1985

FINAL READING
READ AND PASSED

Richard W. G. for
PRESIDENT

Rose M. Mendonca
CLERK



THE COMMITTEE ON
ORDINANCES

Approves Passage of
The Within Resolution

Geo M. McJannet
Chairman

June 3, 1935

COUNCIL
IN CITY

READ AND PASSED
FIRST READING

PRESIDENT

CLERK

8023

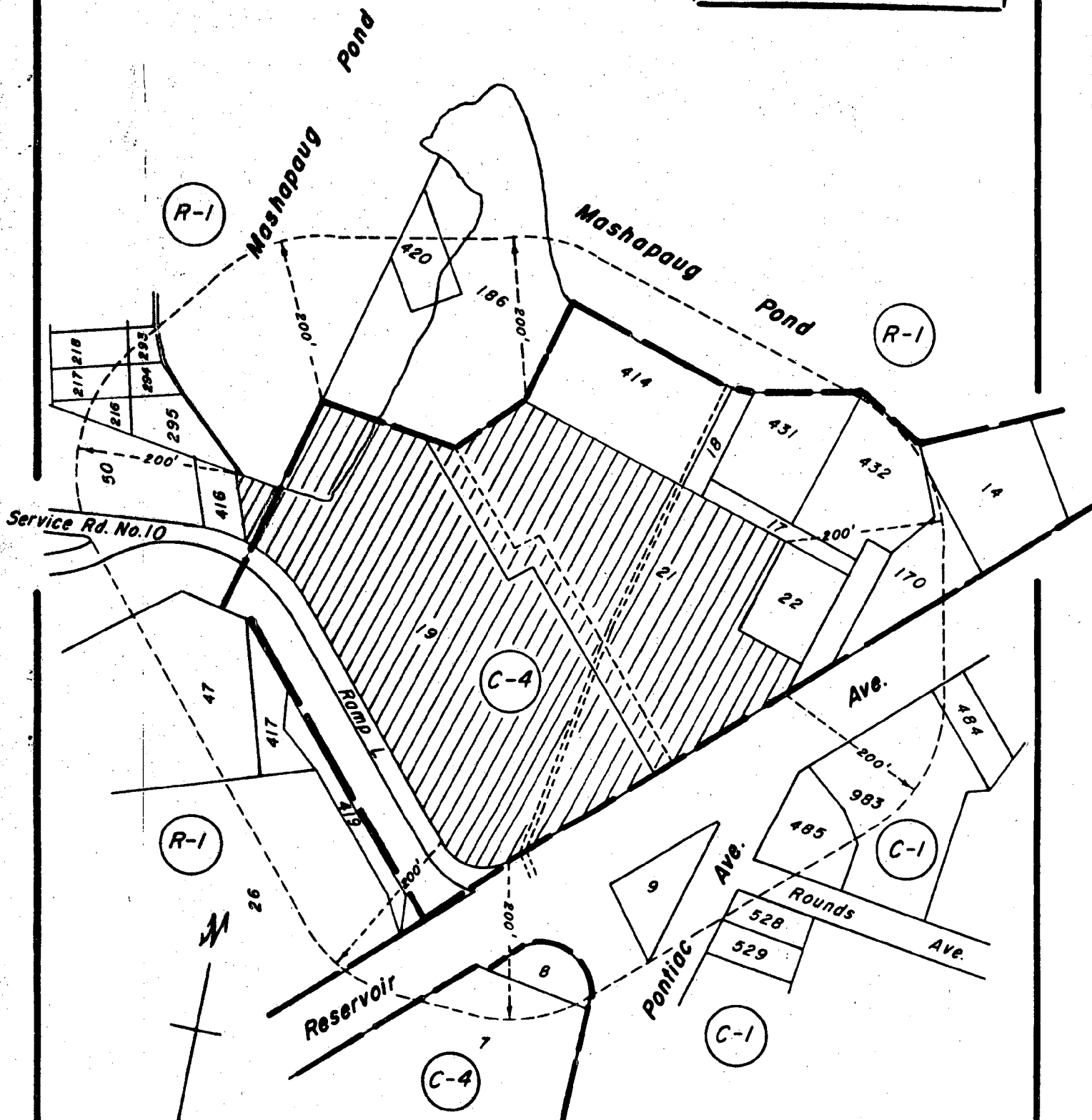
Chapter 1985-72
No. 4154

Approved July 8, 1985

Zoning Change No. 295

Cross-Hatched Area To Be Changed
From A C-4 Heavy Commercial Zone
To An M-1 General Industrial Zone.

PROVIDENCE R
DEPT ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date <u>April 1, 1985</u>



Lot Numbers From Assessor's Plats 61 & 126

CITY OF PROVIDENCE, R.I.
Public Works Dept. - Engineering Office
Showing <u>Zoning Change No.</u>
Drawn by <u>Patruska</u> Checked by <u>J.A.M.</u>
Scale <u>Not To Scale</u> Date <u>April 1, 1985</u>
Corrected by <u>J. J. J. J.</u> Associate Eng.
Approved <u>[Signature]</u> Chief Engineer

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

To consider and approve a request to change the classification of property at 345-361 Reservoir Avenue, Providence

(Plat 126/Lot 19; Plat 126/Lot 21; ~~Plat 126/Lot 414~~) omit ABD

C-4 ABD from an existing ~~C-2~~ General Commercial Zone to an M-1 General Industrial Zone. C-4, AS AMENDED

The purpose of this request is to accomodate a change of use of this property from a 5-unit retail shopping plaza to a 6-unit light manufacturing/industrial project to be identified as the PROVIDENCE TECHNOLOGY PLAZA.

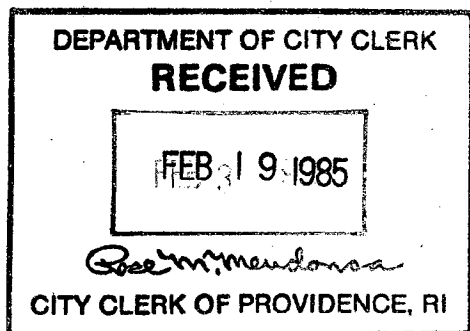
Precedent for manufacturing in this area does exist. The property has adequate utilities and parking; a tenant has been identified for at least 10,000 square feet, in one unit; and the Reservoir "Triangle" area would be enhanced by the improvement and maintance of this property. The added advantage of jobs created by tenant firms is an important factor in this proposed project.

We have attached a site map and a list of property owners within the 200 ft. abutting area of the property for the purpose of assisting this petition request.

Respectfully,

Alexander B. Daunis

Alexander B. Daunis
Property Owner



Rd by Ch #118
Providence Technology Plaza
P.O. Bx 3390 Weyland Square
Pro. RI 02906

FILED

FEB 19 10 55 AM '85

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY COUNCIL

MAR 7 1985
FIRST READING

REFERRED TO COMMITTEE ON ORDINANCES

Recommendation
C. LEWIS

THE COMMITTEE ON
ORDINANCES

May 15, 1985

Recommends

Be Continued

Michael R. Clement
Clerk

From the Clerk's Desk

Property Owners Within 200 feet of PROVIDENCE TECHNOLOGY PLAZA
(located at 345-361 Reservoir Avenue, Providence and identified
as Plat #126/Lots 19, 21, and 414).

Plat #126/Lot	7	Calart Associates, 400 Reservoir Avenue Providence, RI 02907
	8	Narragansett Bay Water Quality Commission 57 Eddy Street, Providence, RI 02903
	9	Mo Realty Inc., 322 Reservoir Avenue Providence, RI 02907
	14	A. Louis Marioenzi, 173 Buttonwoods Drive Cranston, RI 02920
	22	A & E Realty Inc., 19 Pontiac Avenue Providence, RI 02907
	26	Congregation Sons of Israel & David
	47	Part of Freeway, i.e. Route 10
	50	Congregation Sons of Israel & David
	56	Congregation Sons of Israel & David
	57	Congregation Sons of Israel & David
	170	A. Louis Marioenzi, 173 Buttonwoods Drive Cranston, RI 02920
	186	Wm. H. Garvin, 373 Reservoir Avenue Providence, RI 02907
	216	John J. Mickus, 66 Labon Street Providence, RI 02909
	217	John J. Mickus
	218	Congregation Sons of Israel & David
	219	Congregation Sons of Israel & David
	292	Congregation Sons of Israel & David
	293	Congregation Sons of Israel & David
	294	John J. Mickus
	295	John J. Mickus
	416	Congregation Sons of Israel & David
	417	Congregation Sons of Israel & David
	419	Greatrex Corporation, 220 India Street Providence, RI 02903
	420	Wm. H. Garvin, 373 Reservoir Avenue Providence, RI 02907
	431	Frank L. Wildenhain, 92 Canochet Trail Cranston, RI 02920
	432	Frank L. Wildenhain

continued...

Plat #61/Lot 483

See Way Lau - 223 Warrington Avenue
Providence, RI 02907

484 Community Realty Inc., 97 Friendly Road
Providence, RI 02907

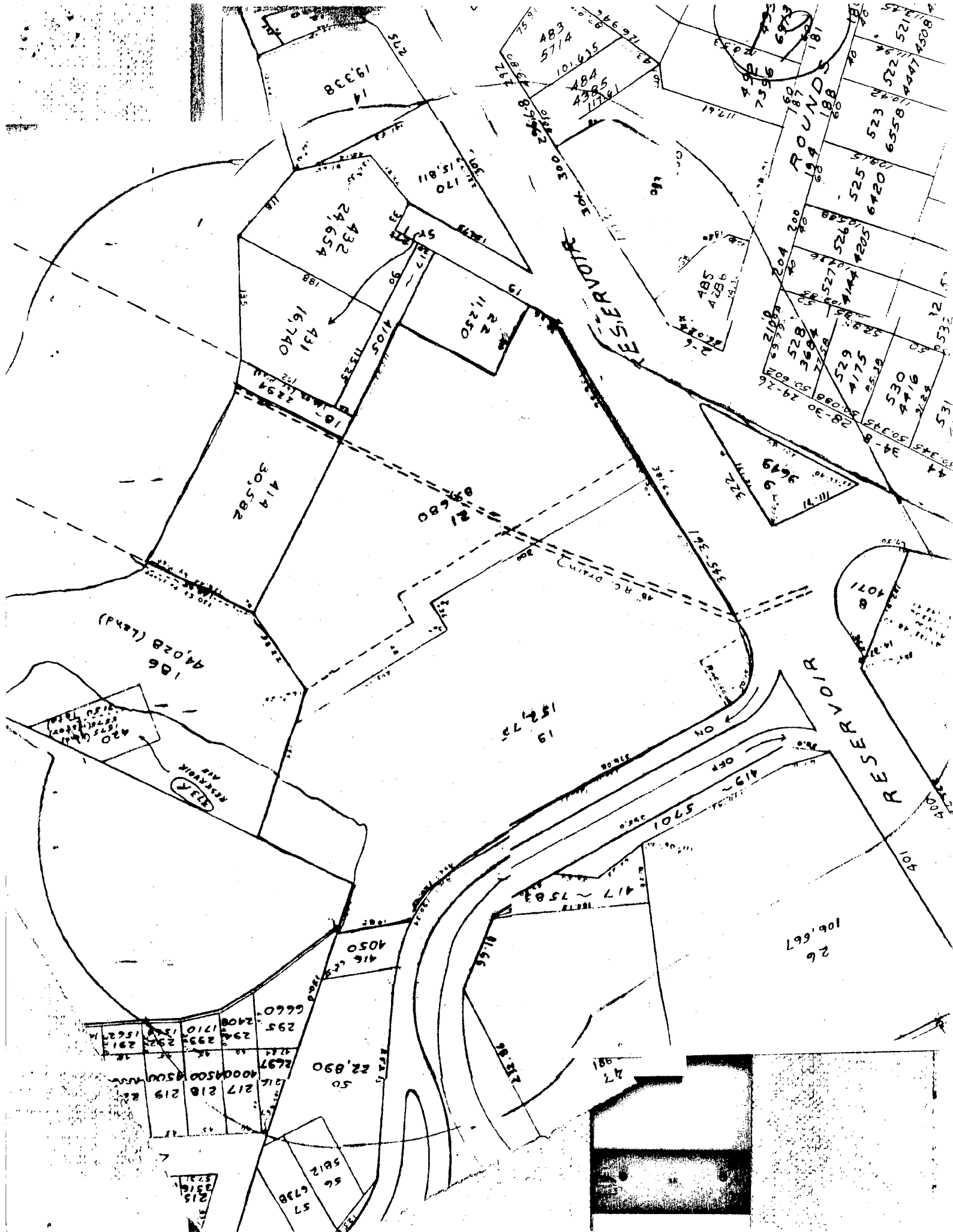
485 Community Realty Inc.

527 Rose Kevarkian, 204 Rounds Avenue
Providence, RI 02907

528 Community Realty Inc.

529 Community Realty Inc.

983 Goluses & Company, 301 Reservoir Avenue
Providence, RI 02907



FILED

FEB 19 10 55 AM '85

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 12, 1985

TO: Peter Granieri, Director of Public Works

SUBJECT: RESERVOIR AVENUE, ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is copy of the subject matter, for your study and report, back in writing to the said committee, along with a list of abutting property owners.

Michael R. Clement
Michael R. Clement,

First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 12, 1985

TO: Stanley Bernstein, Deputy Director, Planning and Urban Development

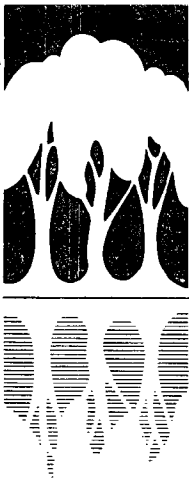
SUBJECT: RESERVOIR AVENUE, ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached is a copy of the subject matter, for your study and report, back in writing to the said Committee.

Michael R. Clement
Michael R. Clement,

First Deputy City Clerk



PROVIDENCE
TECHNOLOGY
P L A Z A

353-361 Reservoir Avenue
Providence, RI 02907
401/942/8862

Mailing Address
P.O. Box 3390
Wayland Station
Providence, RI 02906

March 28, 1985

Honorable City Council
City of Providence
City Hall
Providence, RI 02903

Dear Council Members:

We wish to request an amendment to our request for a zoning change currently before you. The property under consideration is located at 345-361 Reservoir Avenue, Providence and includes three parcels: Plat 126, Lot #19, Plat 126, Lot #21, and Plat 126/ Lot #414.

Our original petition, presented to you on March 7, 1985 requests a change in the classification of zone from General Commercial Zone (C-4) to General Industrial (M-1). The purpose of this request is to accomodate a change of use of this property to allow light manufacturing firms to locate in the renovated plaza.

After considering our future development plans for this property, and in view of the strong support we have enjoyed from the neighborhood and the Reservoir Triangle Association, we would like to request that Lot #414 be excluded from this zone change petition. We would prefer to leave Lot #414 under the current zone classification and work with the Reservoir Triangle Association as to the future use and maintainence of this area of our property for the best protection and enjoyment of Mashapaug Pond.

Sincerely,

Alex B. Daunis

Alexander B. Daunis

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: April 2, 1985

TO: Peter P. Granieri, Director of Public Works

SUBJECT: ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached are copies of the subject matter, which I referred to you on March 12, 1985, since then there have been some amendments to the subject zoning change, which is self-explanatory.

Therefore I would request that a new study be made.

First Deputy City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: April 2, 1985

TO: George Turlo, Department of Planning and Urban Development

SUBJECT: ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION: Attached are copies of the subject matter, which I referred to you on March 12, 1985, since then there have been some amendments to the subject zoning change, which is self-explanatory.

Therefore I would request that a new study be made.

First Deputy City Clerk

zoning Change
 345-361 Reservoir Ave. to be changed from a C-4
 Heavy Commercial zone to an M-1 General Industrial
 zone.

Plat 126

Lot

19

Standish Barnes Co

225 Newman Ave, Rumford, R.I. 02916

21

Same

414

Same

14

A. Louis Mariorenzi

173 Brettonwood Dr., Cranston, R.I. 02920

170

Same

432

Frank L. Wildenkais

92 Conconchet Trail, Cranston, R.I. 02920

431

Same

17

Same

22

A + C Realty, Inc

19 Pontiac Avenue, Prov. R.I. 02907

7

Calart Associates, 400 Reservoir Ave, Prov. R.I. 02907

8

Narr. Bay Water Quality Mon. District Comm.

57 Eddy St. 02903

9

Mo Realty, Inc.

322 Reservoir Ave, Prov. R.I. 02907

186

William H. Garvin

373 Reservoir Ave, Prov. R.I. 02907

420

Same

Plat 126

Lot 18 City of Providence

26 Congregation Sons of Israel + David

47 Same

419 Greater Corp.

220 India Street, Prov. R.L. 02903

417 Same

416 Same

50 Same

295 John J. Mickus

66 Labin Street, Prov. R.L. 02909

294 Same

293 Same

216 John J. Mickus

217 Same

218 Congregation Sons of Israel + David

Cont.

Plat 61

Lot 484 Community Realty Inc
97 Friendly Rd. Cranston, R.I. 02910

485 Same

529 ~~528~~

Same

528

Same

983 Goluses and Company
310 Reservoir Ave
Providence, R.I. 02907



DEPARTMENT OF PUBLIC WORKS

June 18, 1985

ZONING CHANGE

Proposed Zoning Change on Reservoir Avenue and further described as being Lots 19 and 21, on City of Providence Assessor's Plat 126.

Cross-Hatched Area to be changed from a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone.

Beginning at a point on the northerly line of Reservoir Avenue, said point being the northwesterly intersection of Reservoir Avenue and Pontiac Street;

Thence generally westerly along the northerly street line of Reservoir Avenue to a T.P. of curve at Ramp Entrance to Rt. 10;

Thence making a curve to the right and running along the easterly line of Ramp "L" to the southeasterly corner of Lot 416 on City of Providence Assessor's Plat 126;

Thence generally northwesterly along the easterly line of Lot 416 to the northeasterly corner of Lot 416 on City of Providence Assessor's Plat 126;

Thence easterly to the southwesterly corner of Lot 19 on City of Providence Assessor's Plat 126;

Thence northeasterly to the northwesterly corner of Lot 19 on City of Providence Assessor's Plat 126;

Thence easterly along the zoning division line to an angle in the northerly lot line of Lot 21 on City of Providence Assessor's Plat 126;

Thence northeasterly along the zoning division line to the northwesterly corner of Lot 21 on City of Providence Assessor's Plat 126;

June 18, 1985

Thence easterly along the northerly lot line of Lot 21 to the northwesterly corner of Lot 22;

Thence southerly along the westerly lot line of Lot 22 to the southwesterly corner of Lot 22;

Thence easterly along the southerly lot line of Lot 22 to the westerly line of Pontiac Street;

Thence southerly along the westerly street line of Pontiac Street to the northwesterly intersection of Pontiac Street and Reservoir Avenue, said point being point and place of beginning.

Robert J. Quigley
Associate Engineer
Street Line/City Property Section

RJQ:jlc

97 Friendly Road
Cranston, R.I. 02916
5/2/85

Councilman Thomas M. Blavin
Chairman, Committee on Ordinances
City Hall, Providence, R.I. 02903

Dear Councilman Blavin:

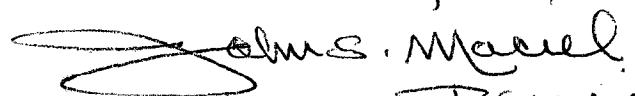
We received your notice of the Public Hearing on the Zoning Petition of Alexander B. Daurio for property located at 345-361 Reservoir Avenue, Providence, R.I. 02907.

Unfortunately, a previous commitment shall prevent me from attending this hearing.

As an owner of several properties abutting the above property in question, we want to go on record as being in favor of the petition by Mr. Daurio for an exception to the zoning on said lots 19 and 21 on Plat 126, Reservoir Avenue, Providence, R.I. from C-4 to M-1.

Mr. Daurio is a well known and highly regarded business man in the Reservoir Triangle Area. He has made a conscientious effort to keep our neighborhood informed and involved in the development of this property, the Providence Technology Plaza.

We encourage your committee and the entire Council to approve this Zoning Petition request.

Sincerely,
COMMUNITY REALTY, INC.

Treasurer.

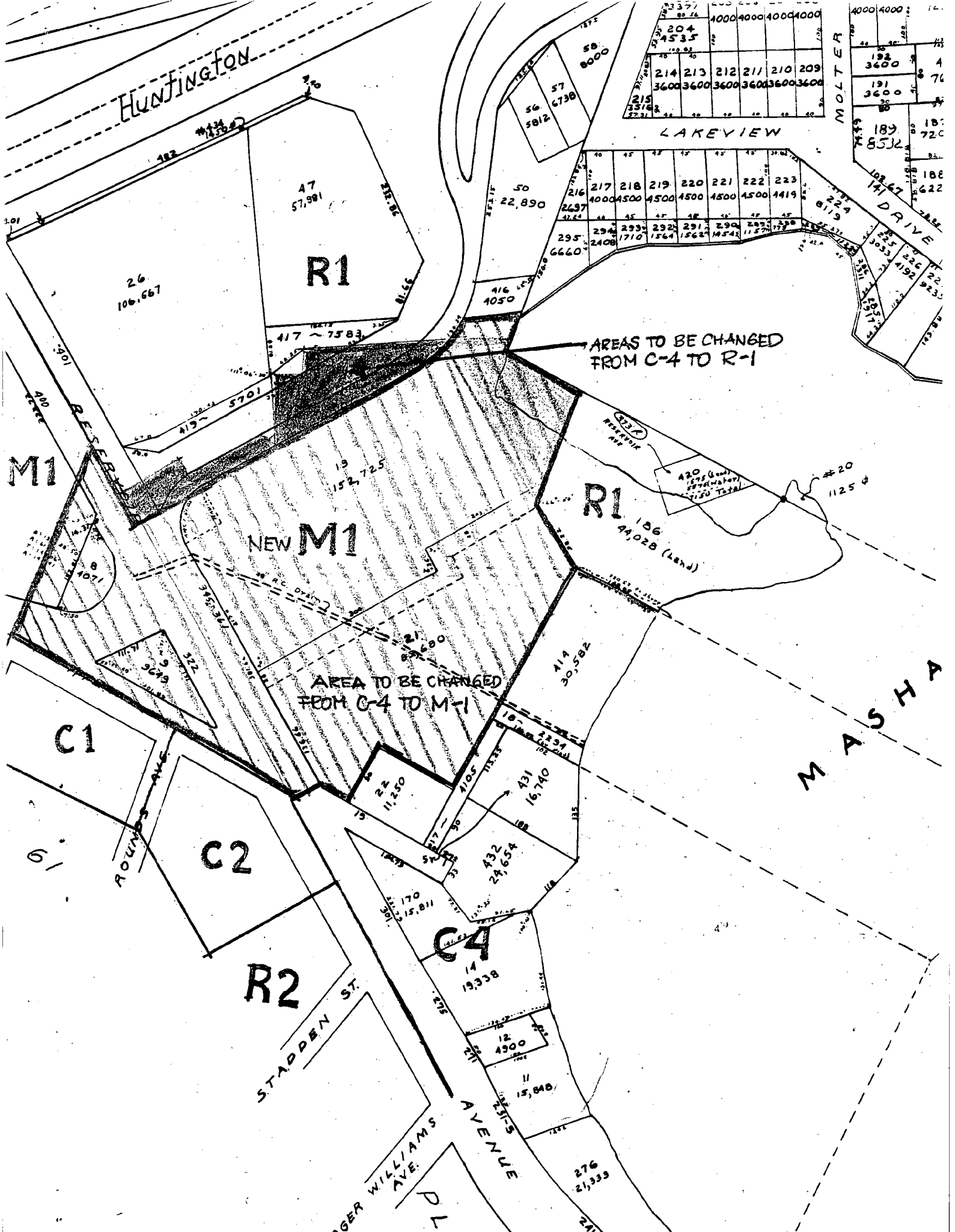
HUNTINGTON

204	213	212	211	210	209
4535	3600	3600	3600	3600	3600
215	214	213	212	211	210
3600	3600	3600	3600	3600	3600

LAKEVIEW

192	191	189	187
3600	3600	8532	720
193	192	191	190
3600	3600	8532	720

MOLTER DRIVE





The City Plan Commission

40 FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

April 17, 1985

Committee on Ordinances
c/o City Clerk
City Hall
Providence, Rhode Island 02903

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2145 - Zone Change from C-4 to M-1 at
345-361 Reservoir Ave., Lot 19, 21, 8, 9 and Portion
of Lot 7 on A.P. 126

Gentlemen:

The City Plan Commission, at its April 10, 1985 regular monthly meeting reviewed and evaluated the subject referral from your Committee.

The petitioner is Mr. Alexander B. Daunis, owner of Lots 19, 21 and 414 on A.P. 126, who recently purchased the aforesaid property from the Standish & Barnes Co.

A field inspection revealed that Lot 19 contains a large paved parking lot accessible from Reservoir Avenue and two connected commercial structures: one vacant (previous Stop and Shop Supermarket) and one occupied by the Radio Shack. The Lots 21 and 414 are vacant partially overgrown with trees and bushes; on the grounds there was observed considerable accumulation of junk and garbage.

Mr. Daunis is planning renovation and expansion of the existing structures to accommodate manufacturing firms in a facility to be identified as the Providence Technology Plaza.

Lot 414 is to be developed as an open park area for the best protection and enjoyment of Mashapaug Pond.

The conceptual development plan of Mashapaug Pond designates Lot 414 as a picnic area and proposes an extension of Lakeview Drive to Reservoir Ave. This proposed extension can be incorporated in the future development plans for the area as a replacement of rights-of-way for the Providence Gas Company and for Mr. & Mrs. William Gavin (owner of Lot 186 on A.P. 126).

To accommodate the proposed change in land use for Lots 19 and 21, it is necessary to change the existing zoning from C-4 to M-1. To avoid so-called "spot zoning" it is advisable to connect an area proposed to be rezoned to the area already zoned M-1 (Calart Flowers). This can be achieved by the inclusion of an area of Lots 9, 8 and portion of Lot 7 together with the adjacent street area of Reservoir Ave. to the proposed zone change area.

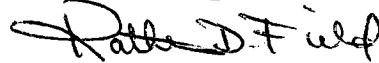
Referral No. 2145 continued

To achieve consistency of zone boundaries, the existing zoning map should be amended by changing irregular shaped zone lines between existing C-4 and R-1 zones running along and over the access road from Reservoir Ave. to Route 10. The aforesaid proposed amendment should change zoning from C-4 designation to R-1 for those areas within the existing right-of-way and to establish a new zone boundary running along the southern line on Lot 19 on A.P. 126.

The Commission voted:

To recommend to the Committee on Ordinances that no objection is offered to the petition provided the Reservoir Triangle Association and the owner of Lot 186 on A.P. 126 offers no objection as well.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kathleen D. Field", written over the typed name.

Kathleen D. Field
Associate Director of
Planning

KDG/cd

FILED

APR 19 9 59 AM '85

DEPT. OF CITY CLERK
PROVIDENCE, R.I.