

CHAPTER 2022-70

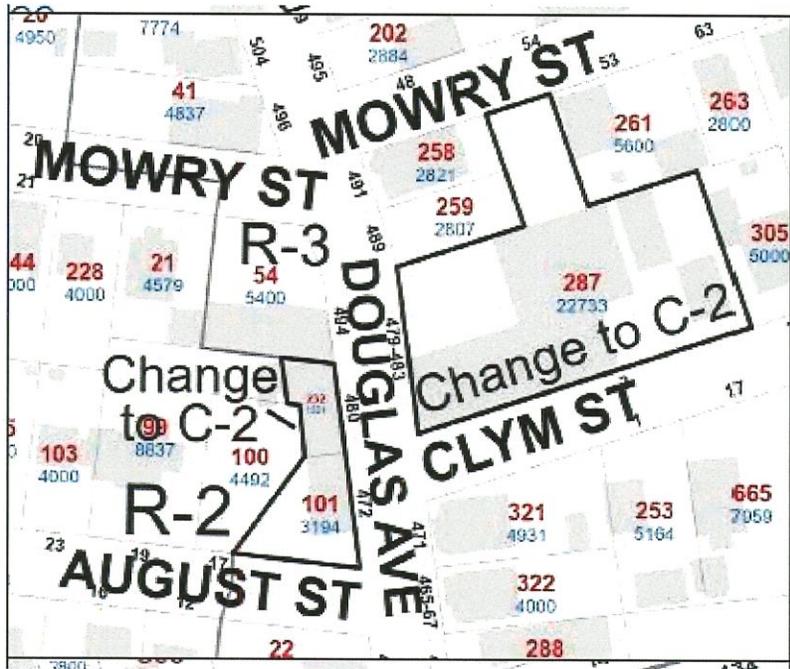
No. 427

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 119, LOTS 101, 232 AND 287 (472, 480 AND 483 DOUGLAS AVENUE), FROM R-3 TO C-2

Approved December 21, 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 119, Lots 101, 232 and 287 (472, 480 and 483 Douglas Avenue), from R-3 to C-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
DEC 01 2022
FIRST READING
READ AND PASSED

Tina L. Mastrosianni
CLERK
ACTING

IN CITY
COUNCIL
DEC 15 2022
FINAL READING
READ AND PASSED

John J. Iglizzi
JOHN J. IGLIOZZI, PRESIDENT
Tina L. Mastrosianni
CLERK
ACTING

I HEREBY APPROVE.

[Signature]

Mayor
Date: 12/21/22

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:

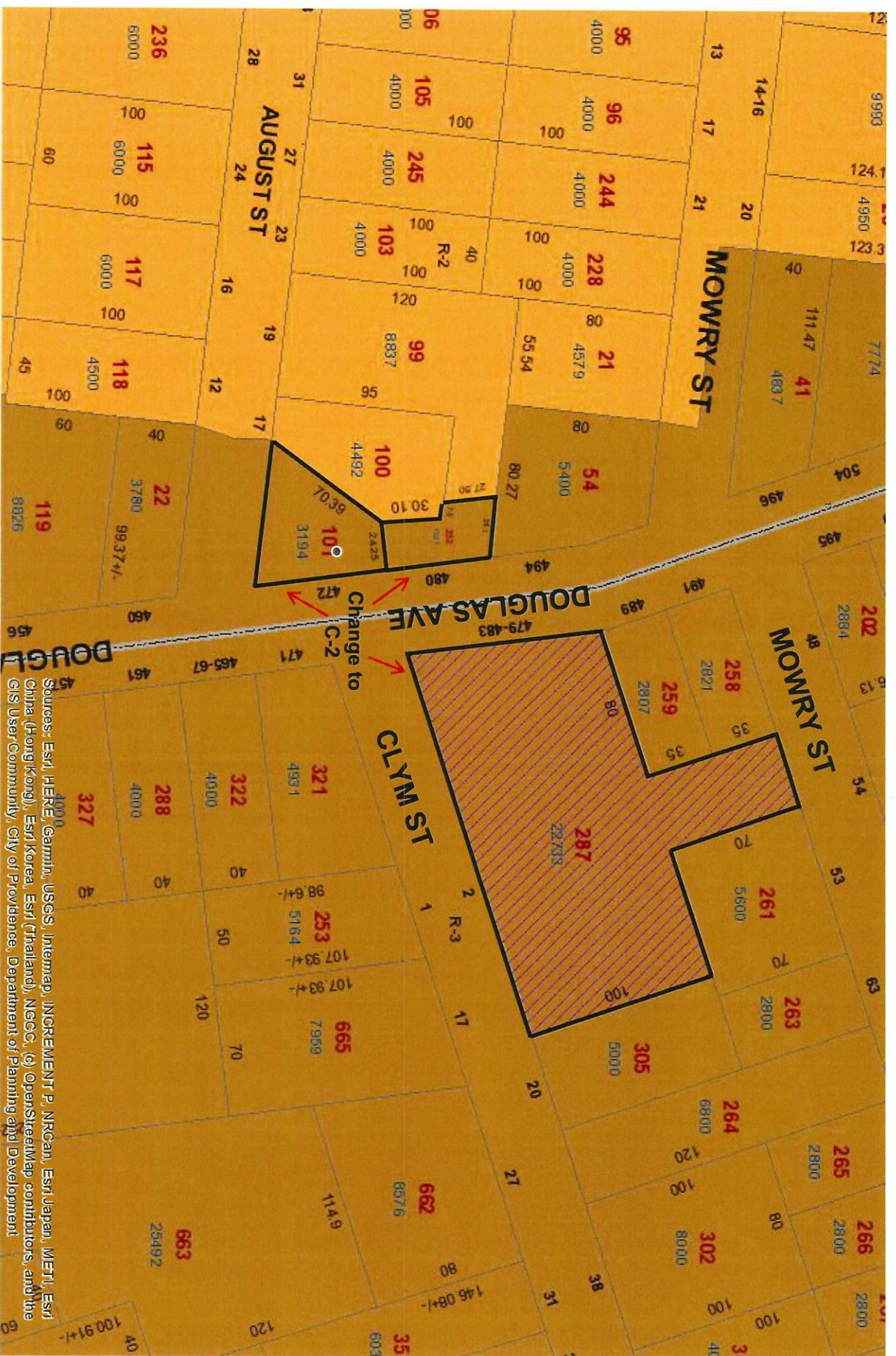
The undersigned respectfully petitions your honorable body

Shamrock Partners, LLC, Kingdom Capital LLC, and John E. O'Rourke Jr. hereby petition the City Council to change the official Zoning Map of the City of Providence by changing the zoning district designation for the properties located at 472, 480 and 483 Douglas Avenue, Assessor's Plat 119, Lots 101, 232 and 287, from R-3 to C-2, as shown on the accompanying map.

SHAMROCK PARTNERS, LLC
KINGDOM CAPITAL, LLC
JOHN E. O'ROURKE, JR.

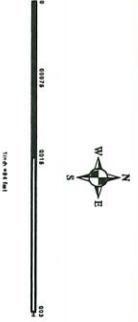
By:


Kelley Morris Salvatore, Esquire
Their Attorney

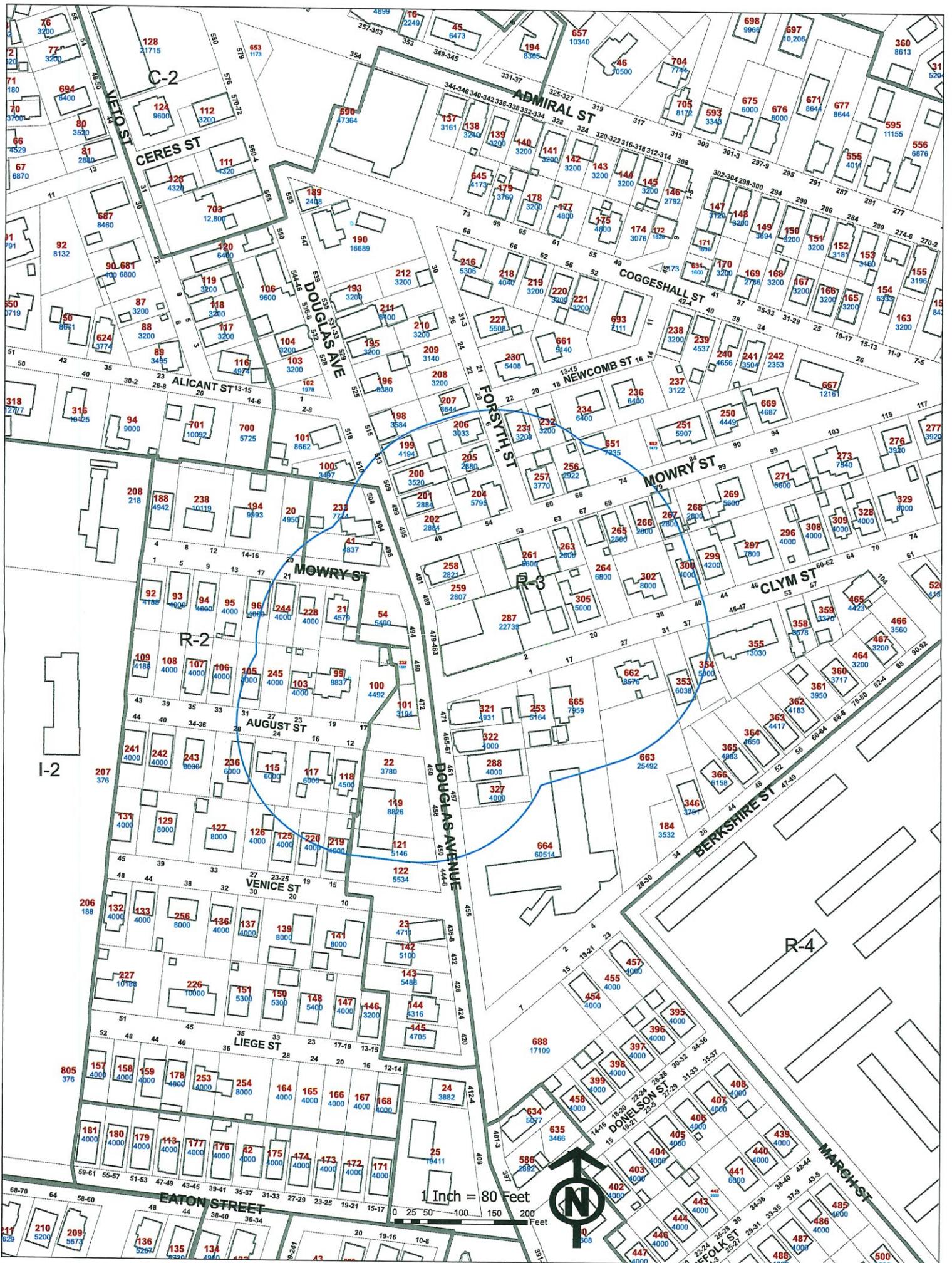


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, EsriJapan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, City of Providence, Department of Planning and Development

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PROVIDENCE, RHODE ISLAND
 PROVIDENCE, THE CREATIVE CAPITAL
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 150 WEST MAIN STREET, SUITE 1000, PROVIDENCE, RHODE ISLAND 02903



KELLEY MORRIS SALVATORE, ESQ.
KMORRIS@DARROWEVERETT.COM

PROVIDENCE:
One Turks Head Place
Suite 1200
Providence, RI 02903
tel: (401) 453-1200
fax: (401) 453-1201

August 29, 2022

VIA HAND DELIVERY

Tina L. Mastroianni, City Clerk
City of Providence
City Hall
25 Dorrance Street, Room 311
Providence, RI 02903

Re: Petition to City Council for Zone Change
Shamrock Partners, LLC, Kingdom Capital LLC, and John E. O'Rourke Jr.
Assessor's Plat 119, Lots 101, 232 and 287

Madame Clerk:

Enclosed are two sets of mailing labels and radius map for this pending Petition for Zone Change.

Please let me know if you require any additional information.

Very truly yours,



Kelley Morris Salvatore



City Plan Commission
Jorge O. Elorza, Mayor

October 19, 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 3529 – Petition to rezone 472, 480 and 483 Douglas Ave (AP 119 Lot 101, 232 and 287)
from R-3 to C-2**

Petitioner: Shamrock Partners LLC, Kingdom Capital LLC, John E O Rourke Jr.

Dear Chairman Narducci,

The petitioners are requesting a rezoning of the subject lots from R-3 to C-2. Although zoned residential, the lots are occupied by commercial buildings that the petitioners are proposing to rezone in order to render them conforming. Uses include a former auto service business, a bar and a vacant industrial building.

FINDINGS OF FACT

There are a mix of uses on this portion of Douglas Ave including commercial and multifamily housing in addition to residential development, which can be observed to the north and south of the subject properties. Given the mix of uses and the commercial design of the subject buildings, the CPC found that it would be appropriate to rezone the subject lots to C-2 as it would allow them to function based on their design and intent.

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 intended for medium density residential uses. As discussed by the CPC, the neighborhood’s character is composed of a mix of uses. The CPC found that the rezoning would be appropriate as the massing and design of the subject buildings are characteristic of commercial construction and the change would allow for a use that is consistent with the neighborhood’s character. Therefore, 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

It is the CPC's opinion that rezoning the lots would be appropriate and 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

On a motion by Commissioner Potter, seconded by Commissioner Quezada, the CPC voted to recommend that the City Council approve the proposed zone change to C-2 finding it to be in conformance with the zoning ordinance and comprehensive plan.

The CPC voted as follows:

Aye: C. Potter, M. Quezada, N. Sanchez, H. Bilodeau

Sincerely



Choyon Manjrekar
Administrative Officer

11/14/2022

80 spaces

To Providence Zoning Board or to whom it may concern,

460 Douglas Avenue Realty hereby gives Shamrock Partners LLC, Kingdom Capital and John E. O'Rourke, Jr., access to parking lot on 444-460 Douglas Avenue on a month-to-month basis.



Thomas A. Palangio