

**City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

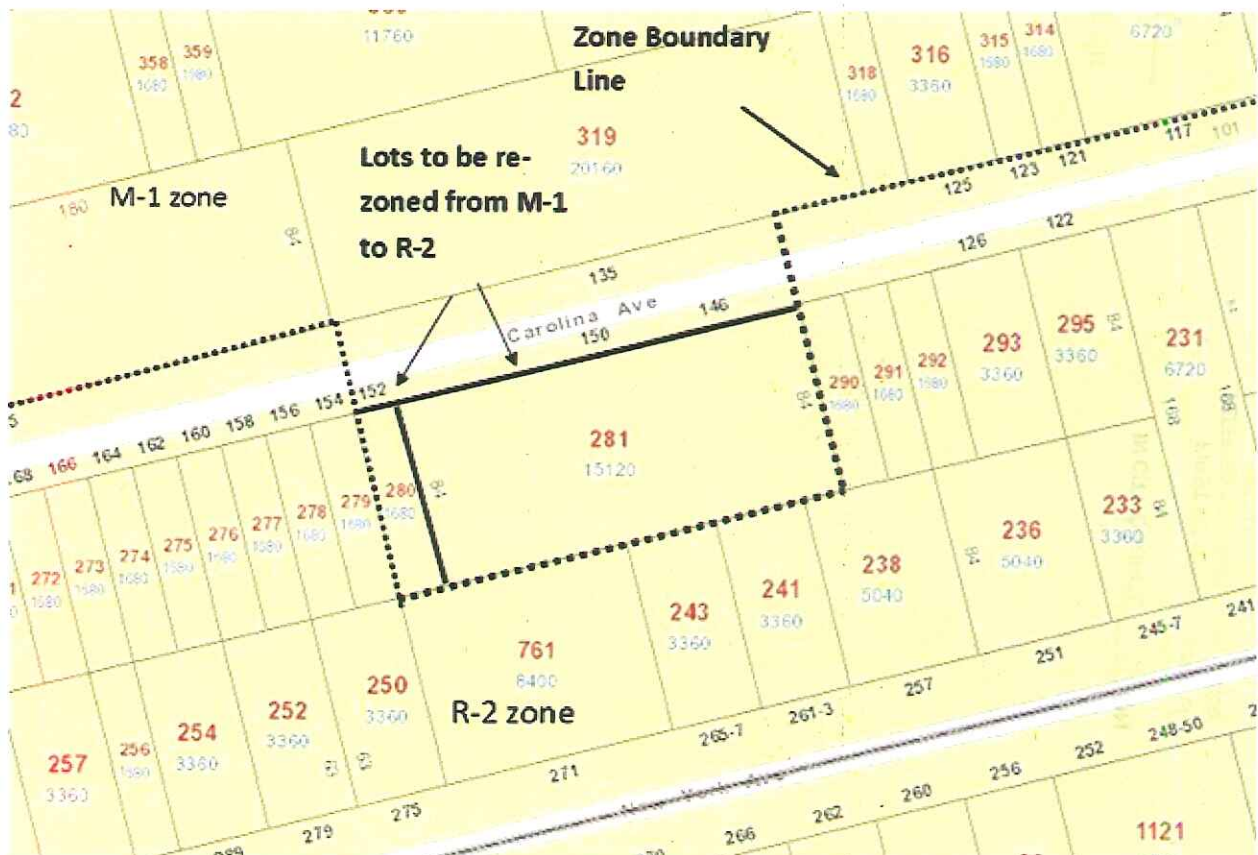
**CHAPTER 2016-51**

**No. 446** 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 150 AND 152 CAROLINA AVENUE (PLAT 101, LOTS 280 AND 281), FROM M-1 TO R-2

Approved December 12, 2016

*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 150 and 152 Carolina Avenue (Plat 101, Lots 280 and 281), as shown on the accompanying map, from M-1 to R-2.



**SECTION 2:** This ordinance shall take effect upon passage.

IN CITY COUNCIL  
NOV 17 2016

FIRST READING  
READ AND PASSED

*Law L. Hays* CLERK

IN CITY  
COUNCIL  
DEC 01 2016

FINAL READING  
READ AND PASSED

*Law L. Hays* PRESIDENT  
*Law L. Hays* CLERK

I HEREBY APPROVE.

*Law L. Hays* Mayor  
Date: 12/12/16



City Plan Commission  
Jorge A. Eforza, Mayor

July 25, 2016

Councilman Terrence M. Hassett  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Lori Hagen, City Clerk

Re: Referral 3405-Petition to rezone AP 101 Lot 280 and 281 (150-152 Carolina Ave) from M-1 to R-2

Petitioner: José Ramon Chero

Dear Councilman Hassett:

The City Plan Commission (CPC) reviewed the proposed zoning change to rezone the property at 150-152 Carolina Ave from M-1 to R-2 at a regular meeting on June 19, 2016. The site is occupied by a vacant commercial building. 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 is proposing to rezone AP 101 Lots 280 and 281 at 150-152 Carolina Avenue from M-1 to R-2. The subject lots are located in a block between the cross streets of Narragansett Boulevard and Virginia Ave. The applicant is pursuing the zone change to operate a place of worship—a use prohibited in the M-1 zone—on the subject lots.

The CPC found that this portion of Carolina Ave is primarily composed of lots zoned M-1 at the northern portion of the street and R-2 at the south. The subject lots are located on the southern portion of Carolina Ave and are the only lots zoned M-1 in this block. The CPC found that the zoning configuration resulting from the change would leave the entirety of this southern block of Carolina Ave R-2. It is the CPC's opinion that inclusion of the lots within the R-2 zone could have a positive effect on neighborhood character as all the lots in this block would be consistently zoned.

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 industrial and residential uses are located in proximity to each other. The CPC found that the property is located in an area where

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)

Recommendation of Approval for  
zone change at 150-152 Carolina Ave from M-1 to R-2  
Referral 3405  
7/22/16

2

business/mixed use development is intended to be developed alongside low density residential development. Therefore, the rezoning would be consistent with the intent of the comprehensive plan.

The CPC found that rezoning these lots would be appropriate given the character of the surroundings. 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

Based on the foregoing discussion, the CPC voted unanimously to make a recommendation that the City Council approve the proposed Zone Change.

Sincerely,



Choyon Manjrekar  
Administrative Officer

cc: Jose, Checa