

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1998-4

No. 4 **AN ORDINANCE** AMENDING PROVIDENCE 2000; THE
COMPREHENSIVE PLAN, CHAPTER 1994-52, NO. 798, ADOPTED ON
DECEMBER 27, 1994.

Approved January 16, 1998

Be it ordained by the City of Providence:

That Chapter 1994-52, No. 798, approved December 27, 1994 also known as *Providence 2000: The Comprehensive Plan*, (hereinafter referred to as the "Plan") is hereby amended, pursuant to Rhode Island General Laws Sec. 45-22.2-12. The following sections shall be considered to be a single action to amend the Plan.

Section 1. Proposed "Land Use Map: Residential" shall delete the land use designation "Low Density Residential and Medium Density Residential" in that area generally bounded from 493 Plainfield St. to 411 Plainfield St. one (1) lot in depth and that area bounded on the southerly side of Plainfield St., generally one (1) lot in depth, from Rye St. to Ralph St..

Section 2. Proposed "Land Use Map : Non-Residential" by inserting the land use designation "Limited Commercial" in that area generally bounded from 493 Plainfield St. to 411 Plainfield St., one (1) lot in depth and that area bounded on the southerly side of Plainfield St., generally one (1) lot in depth, from Rye St. to Ralph St.

Section 3. This Ordinance shall take effect upon passage.

IN CITY COUNCIL
DEC 18 1997

FIRST READING
READ AND PASSED

Michael S. Clement CLERK

IN CITY
COUNCIL

JAN 8 1998

FINAL READING
READ AND PASSED

Evelyn V. Fargnoli
PRESIDENT

Barbara A. Fairin
Deputy CLERK

approved
Vincenta Craver
Jan 16, 1998

Providence 2000 - The Comprehensive Plan
Amendment

Adopted by the City Plan Commission on September 16, 1997

Adopted by the City Council on _____ 1997

Abstract

This amendment to *Providence 2000: the Comprehensive Plan* will change a specific area shown on the "Proposed Land Use Map: Residential" from Low and Medium Density Residential to Limited Commercial. The Land Use Element of the Comprehensive Plan contains narrative sections on goals and policies affecting various types of land uses. Section 4.1.2 (U2) Commercial, on pages 123, 124 and 125 of the Comprehensive Plan discusses goals and policies for commercial use.

Background

Providence 2000: The Comprehensive Plan was developed during 1991-93 with extensive neighborhood comments and adopted in 1994. The Comprehensive Plan provides two (2) Proposed Land Use Maps, one Residential and one Non-Residential. Both serve as general guides for future changes to the city's official zoning map, which regulates the use of every individual parcel of land in the City. In this instance, residential land is the subject of the proposed change from Residential to Limited Commercial. This area has a concentration of commercial and mixed uses. The Non-Residential Map includes Neighborhood Commercial, Limited Commercial, General Commercial, Limited Manufacturing, Downtown Mixed Use, Open Space, Public Space and Waterfront Use.

A petition for zone change is before the City Council Committee on Ordinances by the owners of Three Ring Liquor Store located at 474 Plainfield Street on A. P. 108, lots 156, 157, 178 and 179. Department staff has reviewed the proposal in light of *Providence 2000: The Comprehensive Plan*, *A Plan for Preservation* the city's historic preservation plan, and the zoning ordinance.

The Comprehensive Plan's goals relative to neighborhood and commercial use designation are to:

- Encourage the development of essential commercial services and facilities in neighborhood clusters within walking distance of residents.
- Promote the development of vacant land and adaptive reuse of buildings, eliminate blighting conditions in the neighborhoods and ensure better and more economical use of properties.
- Develop the following zone to permit and control the growth of commercial activities:

- **Limited Commercial** - This zone will be occupied by businesses that serve neighborhood needs for retail, services and professional office establishments. Commercial development in this zone will accommodate a wider variety of commercial uses than those within the neighborhood commercial designation. Efforts will be made to lessen any negative impacts associated with this type of development such as parking problems and traffic congestion. This zone, as established on the land use map, is located throughout the city along arterial roads.

Proposal. Staff has proposed to delete and add to the two land use maps of the comprehensive plan. The Non-Residential Land Use Map will have Limited Commercial inserted for that area of Plainfield Street, from Rye Street to Ralph Street, one lot deep and that area generally bounded from 493 Plainfield Street to 411 Plainfield Street, one lot in depth. The Residential Land Use Map will have the portion of Medium Density Residential deleted beginning at that area of Plainfield Street, from Rye Street to Ralph Street, one lot deep and that portion of Low Density Residential generally bounded from 493 Plainfield Street to 411 Plainfield Street, one lot in depth. Presented here are recommendations to support the findings of fact.

Findings of Fact.

1. The applicant located at 474 Plainfield Street, known as Three Ring Liquors, is occupied as retail space with parking located on Plainfield Street, next to it's property.
2. In the immediate area surrounding the liquor store is zoned R-3 Multi - Family Dwelling District. The area across from the liquor store is zoned R-2, Multi - Family.
3. Staff found that the area generally bounded between Laurel Hill Avenue and Dewey Street, across from the Three Ring Liquors, has several commercial and mixed use properties.
4. The proposal to amend the Non-Residential Land Use Map of *Providence 2000: The Comprehensive Plan* to a more intensive use is consistent with the general goals of the Comprehensive Plan. This staff report and its findings supports the need to address the changing land uses in areas of such mixed land use districts.

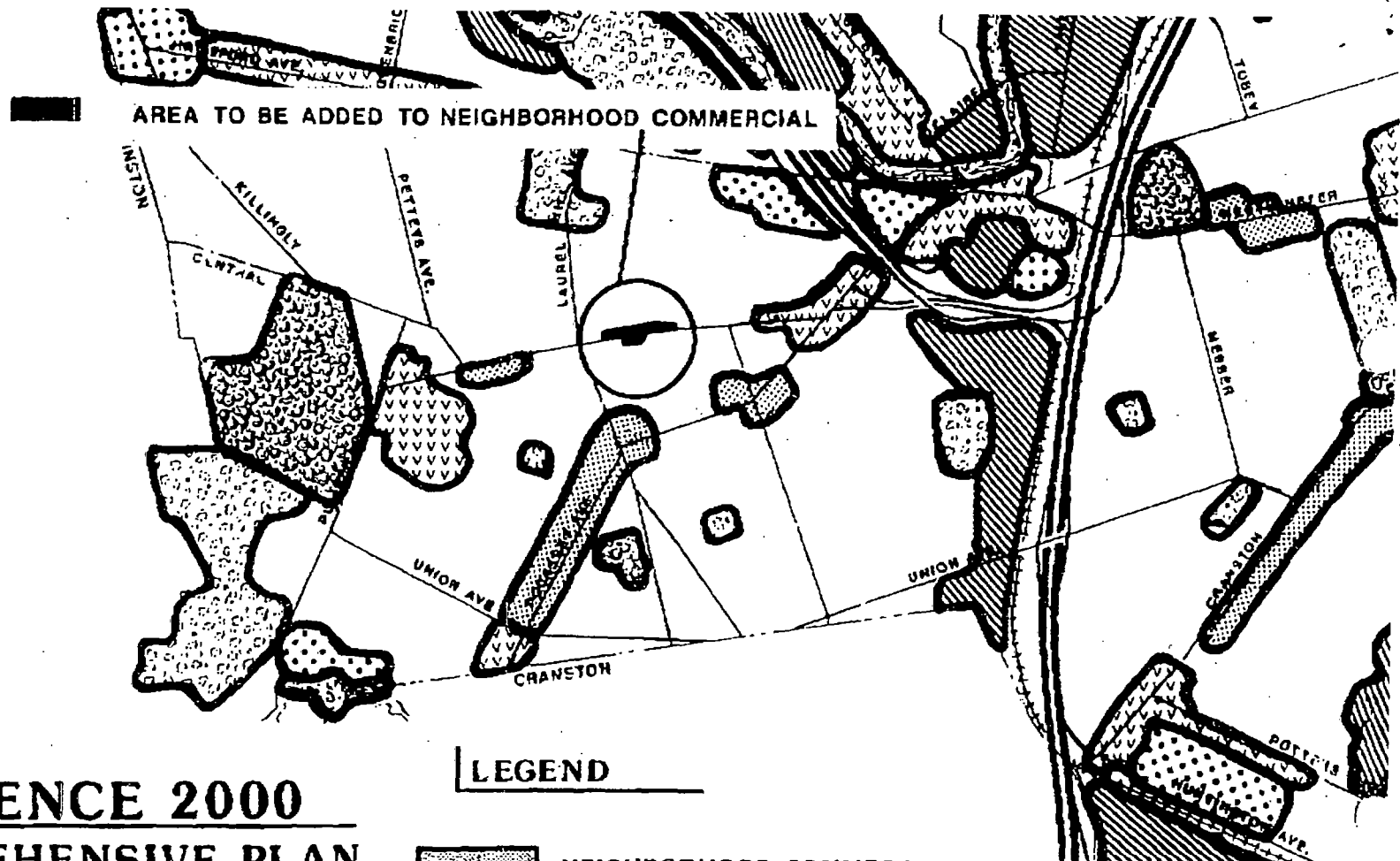
Recommendations.

1. Amend the "Proposed Land Use Map: Non-Residential" Map by inserting **Limited Commercial** of that area of Plainfield Street, from Rye Street to Ralph Street, one lot deep and that area generally bounded from 493 Plainfield Street to 411 Plainfield Street, one lot in depth.
2. At the same time amend the "Proposed Land Use Map: Residential" Map by deleting the **Medium Density Residential** beginning at that area of Plainfield Street, from

Rye Street to Ralph Street, one lot deep and that portion of **Low Density Residential** generally bounded from 493 Plainfield Street to 411 Plainfield Street, one lot in depth.

3. Staff found the above changes to the comprehensive plan land use maps consistent with *Providence 2000: The Comprehensive Plan*, the preservation plan and zoning ordinance.
4. Staff recommends the City Plan Commission approve and adopt Comprehensive Amendment No. 4 in accordance with the findings and recommendations as presented in this report.

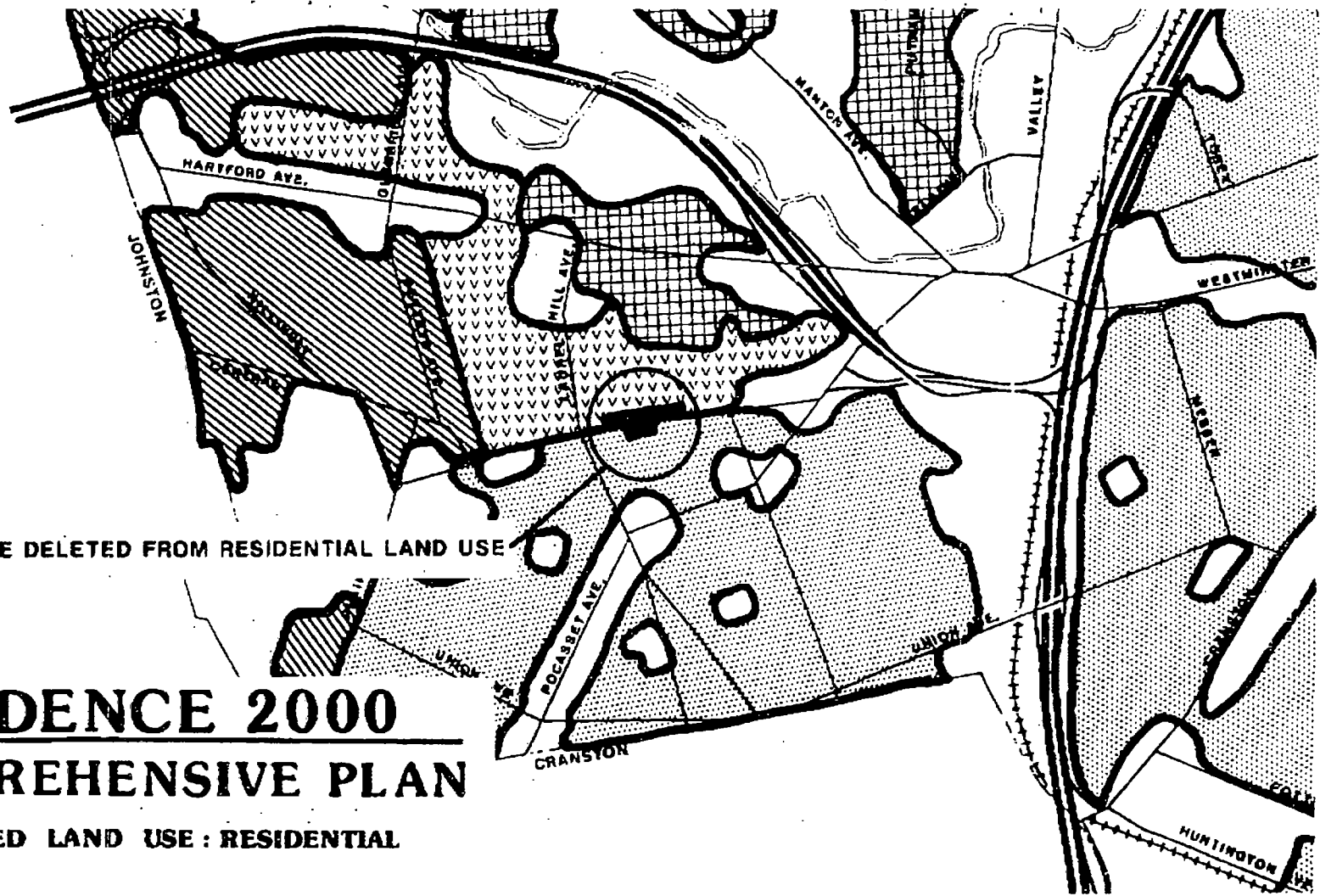
Staff Report Plainfield Street



PROVIDENCE 2000 **THE COMPREHENSIVE PLAN** **PROPOSED LAND USE : NON-RESIDENTIAL**

LEGEND

	NEIGHBORHOOD COMMERCIAL
	LIMITED COMMERCIAL
	GENERAL COMMERCIAL
	LIMITED MANUFACTURING
	MANUFACTURING
	DOWNTOWN MIXED USE
	OPEN SPACE
	PUBLIC SPACE
	WATERFRONT MIXED USE







AREA TO BE DELETED FROM RESIDENTIAL LAND USE

PROVIDENCE 2000 **THE COMPREHENSIVE PLAN**

PROPOSED LAND USE : RESIDENTIAL

LEGEND

	SINGLE FAMILY	- 6,000 sq.ft.
	LOW DENSITY RESIDENTIAL	- 2,500 - 3,000 sq.ft.
	MEDIUM DENSITY RESIDENTIAL	- 2,000 - 2,750 sq.ft.
	HIGH DENSITY RESIDENTIAL	- 1,200 - 2,250 sq.ft.