

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

---

**CHAPTER 2011-37**

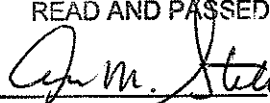
**No. 427**      **AN ORDINANCE** IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE", APPROVED JUNE 27, 1994, AS AMENDED, TO CHANGE THE ZONING DESIGNATION OF LOTS 693, 694, 695, 701, 702 AND 828 ON THE TAX ASSESSOR'S PLAT 22 FROM R-3 THREE FAMILY ZONE TO M-1 INDUSTRIAL ZONE. (16, 18 & 22 HAROLD STREET)



EFFECTIVE ~~XXXXXXX~~ July 28, 2011

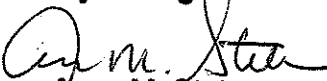
***Be it ordained by the City of Providence:***

Section 1: Chapter 27 of the Code of Ordinances of the City of Providence Entitled: "The City of Providence Zoning Ordinance", Approved June 27, 1994, As Amended, to change the Zoning Designation of Lots 693, 694, 695, 701, 702 and 828 on the Tax Assessor's Plat 22 from R-3 Three Family Zone to M-1 Industrial Zone. (16, 18 & 22 Harold Street)

Section 2: This Ordinance shall take effect upon passage and publication as prescribed by law.

IN CITY COUNCIL  
JUL 07 2011  
FIRST READING  
READ AND PASSED  
 CLERK

IN CITY  
COUNCIL  
JUL 18 2011  
FINAL READING  
READ AND PASSED  
 PRESIDENT  
 CLERK  
ACTING

Effective without the  
Mayor's Signature:  
  
Anna M. Stetson  
City Clerk





City Plan Commission  
Angel Taveras, Mayor

Councilman Michael A. Solomon  
Chair, Ordinance Committee  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Anna Stetson, City Clerk

February 24, 2011

**Re: Petition to change the zoning designation of Lots 693, 694, 695, 701 and 702 on AP 65 (16-22 Harold Street and 58 Aurora Street) from R-3 (Three Family Residential District) to M-1 (Industrial District).**

Dear Councilman Solomon:

At a regular meeting of the City Plan Commission (CPC) on February 15, 2011, and pursuant to Section 1100 of the City of Providence Zoning Ordinance Chapter 1994-24, No. 365, as amended, the Commission reviewed a proposal for the above-captioned amendment to the Ordinance. The Commission voted unanimously as described below to make certain findings of fact and to recommend conditions under which the petition be approved.

**Findings of Fact**

Article XI of the Zoning Ordinance requires that in order for the CPC to make a positive recommendation on amendments to the Ordinance, it must demonstrate consistency with the Comprehensive Plan and with the purposes of zoning as listed in Section 100 of the Ordinance.

Map 11.2, the Future Land Use Map of Providence Tomorrow: The Interim Comprehensive Plan designates the subject lots for Medium Density Residential. The uses permissible as a result of the rezoning would be out of character with the plan's intention. However, the area surrounding the lots is designated as Business / Mixed use. The plan describes these areas as "those intended to foster the expansion of business, industrial, commercial and office" uses. With the commercial nature of the surrounding area and the current use of the premises, the proposed rezoning would not be too divergent from nearby existing development. However, measures need to be taken to mitigate the impact of the industrial zone on nearby residences. In addition, the applicant would be required to conform with pertinent sections of the Zoning Ordinance relating to automotive services and outdoor automobile storage.

**Recommendation**

Based on the foregoing discussion, the CPC made the following findings of fact and recommends to the Committee on Ordinances that the petition for rezoning be approved subject to the attached conditions:

1. The amendment is in conformance with the objectives of Section 100 of the Zoning Ordinance as required by Section 1101(A)(2). Specifically, the zone change would conform to objective B by providing for a range of uses.

DEPARTMENT OF PLANNING + DEVELOPMENT  
400 Westminster Street Providence, Rhode Island 02903  
401 351 4300 ph | 401 454 0731 fax  
[www.providenceri.com](http://www.providenceri.com)

and intensities of use appropriate to the character of the City and objective L, promoting the implementation of the Comprehensive Plan.

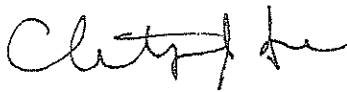
2. As noted above, the proposed zone change is in conformance with certain purposes and objectives of *Providence Tomorrow: The Interim Comprehensive Plan*.

3. The owner shall develop a plan for fencing and landscaping to buffer lots 693, 694 and 695 and 701, subject to review by the CPC staff and the City Forester.

4. Curb openings on Harold Street shall be limited to two, with one entrance and exit and the remainder of the pavement left intact.

5. The applicant shall develop an engineered plan for site drainage, runoff and water retention subject to administrative approval by CPC staff and obtaining a certificate of approval from the Narragansett Bay Commission.

Sincerely,



Christopher Ise  
Administrative Officer

cc: Ralph Salvatore c/o Michael Salvatore, Petitioner  
Anna Stetson, City Clerk

DEPARTMENT OF PLANNING + DEVELOPMENT  
400 Westminister Street Providence, Rhode Island 02903  
401 351 4300 ph | 401 454 0731 fax  
[www.providenceri.com](http://www.providenceri.com)