

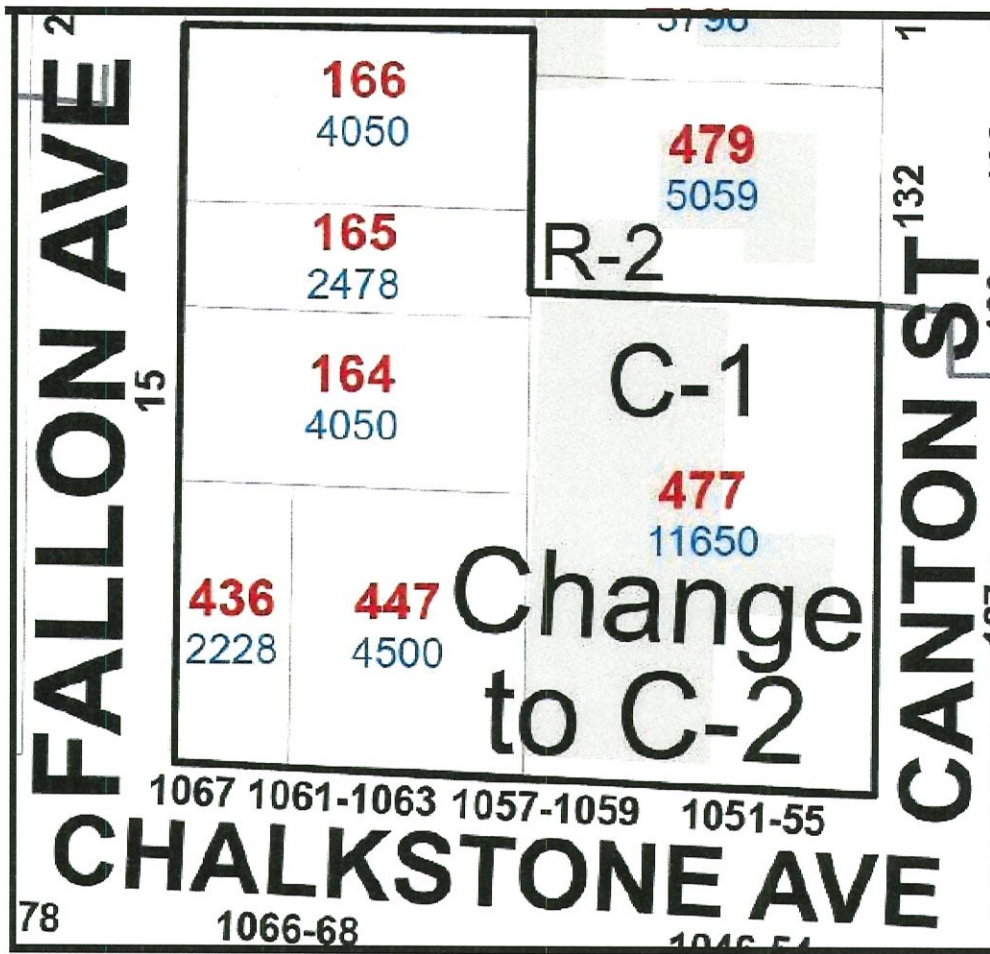
CHAPTER 2023-20

No. 328 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 84, LOTS 164, 165, 166, 436, 447 AND 477 (CHALKSTONE AVENUE), FROM C-1 TO C-2

Approved July 25, 2023

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 84, Lots 164, 165, 166, 436, 447 and 477 (Chalkstone Avenue), from C-1 to C-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
JUL 06 2023
FIRST READING
READ AND PASSED
Jina L. Mastrosianni
CLERK

IN CITY COUNCIL
JUL 20 2023
FINAL READING
READ AND PASSED
Rachel M. Miller
RACHEL M. MILLER, PRESIDENT
Jina L. Mastrosianni
CLERK

I HEREBY APPROVE.

Butt P. Smiley
Mayor

Date: 7/25/23



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

May 18, 2023

Councilman Pedro Espinal,
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Tina Mastroianni, City Clerk

Re: Referral 3545 – Petition to rezone 1051-1061 Chalkstone Ave (AP 84 Lots 164, 165, 166, 436, 447 and 477) from C-1 to C-2
Petitioner: Richard Grasso and RDR Realty Associates Inc

Dear Chairman Espinal,

The petitioner appeared before the City Plan Commission (CPC) on May 16, 2023 requesting a rezoning of 1051-1061 Chalkstone Ave from C-1 to C-2.

FINDINGS OF FACT

The applicant is requesting a rezoning of 1051-1061 Chalkstone Ave (AP 84 Lots 164, 165, 166, 436 447 and 477) from C-1 to C-2. Per the applicant, the intention is to legalize and expand the current use of a vehicle dealership/repair service, which is not permitted in the C-1 zone. Chalkstone Ave is considered a main street and exhibits a variety of uses including varying degrees of commercial use and residential uses. The area to the north of the development is zoned R-2. The CPC found that the change to C-2 is not expected to have a negative effect on neighborhood character as it would legalize an existing use.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this portion of Chalkstone Ave is intended for neighborhood commercial/mixed use development in proximity to low density residential development to the north. The CPC found that the rezoning would be consistent with this description as it would render the existing business conforming. The site would conform to the zoning requirements of the C-2 zone as a special use permit would be required for any proposed expansion. 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.

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

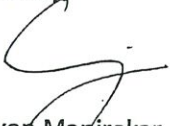
RECOMMENDATION

On a motion by Commissioner Quezada, seconded by Commissioner Sanchez, the Commission voted to positively recommend that the City Council rezone the lot to C-2.

The Commission voted as follows:

Aye: M. Quezada, N. Sanchez, W. Sherry, M. Gazdacko

Sincerely,

A handwritten signature in black ink, appearing to read 'Choyon Manjrekar', written over the printed name.

Choyon Manjrekar
Administrative Officer

City of Providence
State of Rhode Island

PETITION TO THE HONORABLE CITY COUNCIL

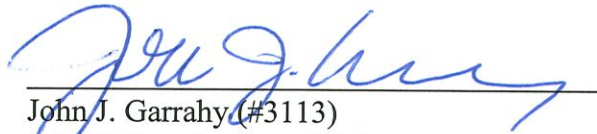
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

Richard R. Grasso and RDR Realty Associates, Inc. hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district for the properties located identified as Plat 84, Lots 164, 165, 166, 436, 447 and 477 from C-1 to C-2. The property sought to be rezoned is shown on the attached plan.

**Richard R. Grasso and RDR Realty Associates,
Inc.**

By their Attorney,

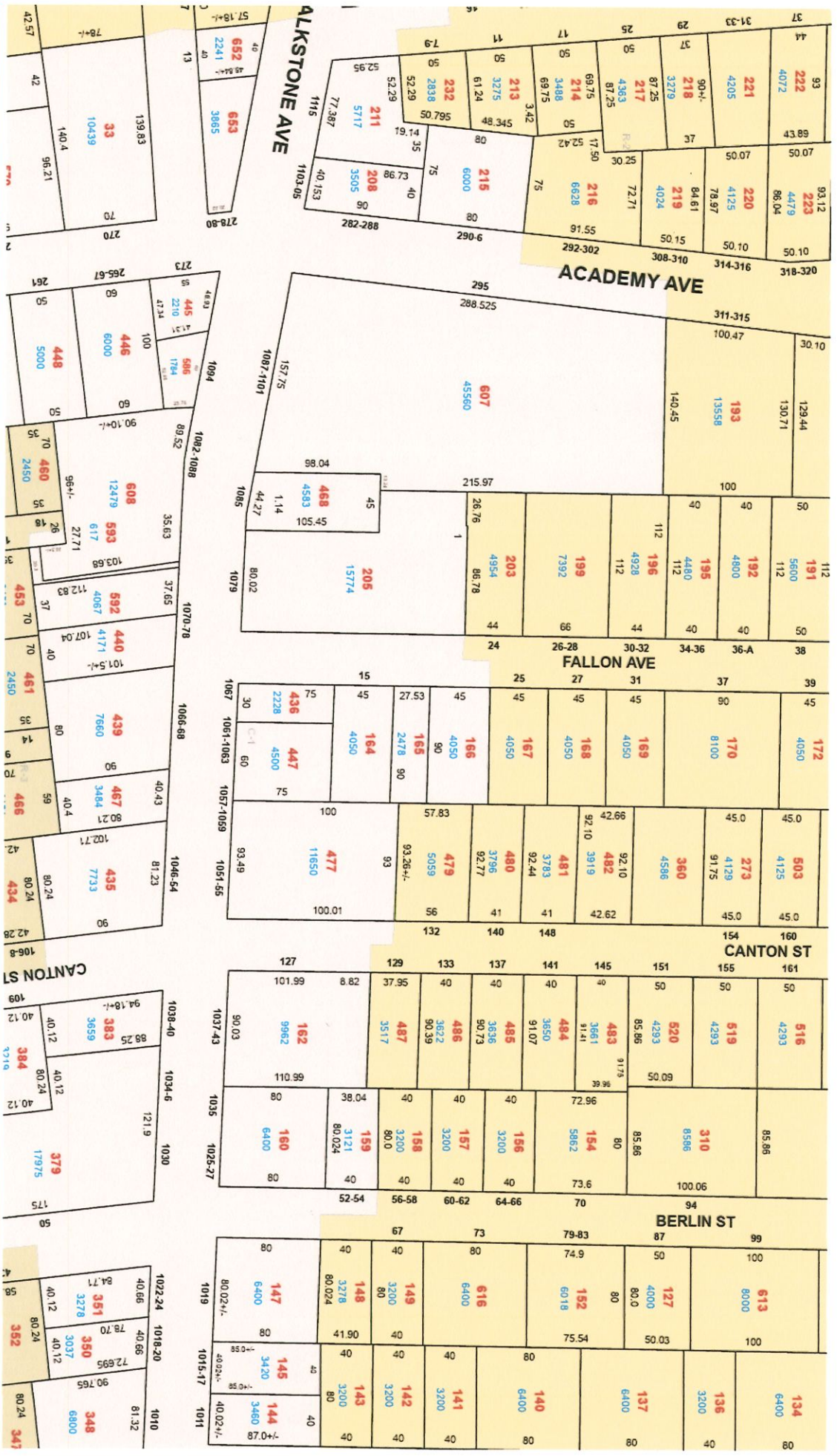


John J. Garrahy (#3113)

John J. Garrahy Law, LLC

2088 Broad Street

Cranston, Rhode Island 02905



PROVIDENCE, RHODE ISLAND
PROVIDENCE THE CREATIVE CAPITAL
DEPARTMENT OF PLANNING AND DEVELOPMENT
JONAS E. EUROPA, MAJOR REGIONAL SUPERVISOR, DIRECTOR

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