

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1992-14

No. 131 **AN ORDINANCE** IN AMENDMENT OF AN IN ADDITION TO CHAPTER 1982-47 OF THE ORDINANCES OF THE CITY OF PROVIDENCE APPROVED NOVEMBER 25, 1987 AND ENTITLED, "AN ORDINANCE APPROVING AND ADOPTING THE OFFICIAL REDEVELOPMENT PLAN FOR EAGLE PARK RENEWAL PROJECT FOR ADDITIONAL ACQUISITION AND LAND DISPOSITION.

Approved March 27, 1992

Be it ordained by the City of Providence:

- 1) That Chapter 1982-47 of the Ordinances of the City of Providence, approved July 8, 1982, entitled, "An Ordinance Approving and Adopting the Official Redevelopment Plan for the Eagle Park Renewal Project" as amended by Chapter 1987-34 of the Ordinances of the City of Providence, approved November 25, 1987, as amended by Chapter 1991-16 of the Ordinances of the City of Providence, approved April 26, 1991; be and the same is hereby further amended as follows:
 - A) The following properties, Lots 463, 486 and 487 on Assessor's Plat 123 are hereby added to the proposed acquisition list in Section E.2. entitled "Proposed Acquisition" as contained in and set forth in Page 17 of that certain booklet entitled "Eagle Park Renewal Project, 1982" which is part of the aforementioned Ordinance as amended to date.
 - B) To section 1 entitled, "Standards and Controls for Land Development" under Chapter F entitled "Land Disposition Supplement" located on Page 18 of the certain book entitled, "Eagle Park Renewal Project, Official Redevelopment Plan, 1982", the following Section entitled "R-3 - General Residence District" shall be added:
 - b) R-3 General Residence District
 1. Permitted Uses
 - (a) Only those residential uses indicated in the City of Providence Zoning Ordinance will be allowed except for 3 family or greater residential structures.

All residential structures built on site 8 shall be owner occupied.
 2. Development Controls Permitted for R-3 Uses
 - (a) Maximum Height, Minimum Lot Area, Minimum Lot Width and Frontage, Minimum Front Rear and Side Yard and Maximum Lot Coverage shall be governed by the applicable provisions of the Zoning Ordinance of the City of Providence.

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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

City of Providence

Approved

Be it ordained by the City of Providence:

- b) Building Construction - The construction of buildings shall conform to the regulations set forth in the Building Ordinance of the City of Providence, as amended to date.
- c) Dwelling Accommodations - All living units shall be full family dwelling accommodations, having separate and private access, complete bathroom and kitchen, and shall be otherwise in full conformity with the requirements of Chapter 1040, Ordinance of the City of Providence, entitled "The Ordinance Providing Minimum Standards for Housing", as approved July 19, 1956 and as amended to date.
- d) Name Plate or Sign - For each dwelling unit, one name plate not exceeding 1/2 square foot in area, shall be permitted, indicating the name and/or address of the occupant or any permitted occupation, and shall be suitably integrated with the architectural design of the structure which it identifies. The size, design, placement and number of signs must be specified in all redevelopment proposals. The replacement or addition of any sign during the duration of the Plan must be approved by the Agency. The Agency in its sole and absolute discretion shall have the final right of approval.
- e) Off-Street Parking - One off-street parking space for each dwelling unit, plus additional parking spaces equal in number to one-quarter of the number of dwelling units in excess of three dwelling units shall be provided. Any fraction of a required parking space shall mean an additional required whole parking space. The Agency in its sole and absolute discretion shall have the final right of approval.
- f) Screening - Except for that portion of a driveway or accessway which opens directly into a public right-of-way, the following screening shall be provided, namely: off-street parking for residential uses shall be screened from the street by a planting strip at least four (4) feet wide, densely planted with evergreen shrubs or trees which are at least four (4) feet high at the time of planting and which are of a variety that will attain a height of at least six (6) feet; or a continuous wooden fence of uniform appearance, at least four (4) feet high but not more than five (5) feet high above the finished grade, the linear surface or which may be solid or perforated, but said perforation shall not exceed 25% of the total linear surface of the fence, except that wherever permanent outdoor parking facilities are to be established for four or more vehicles no portion of the required screening may be perforated. The Agency in its sole and absolute discretion shall have the final right of approval.
- g) Overnight Off-Street Parking - In residential zones, overnight off-street outside parking shall be specifically prohibited except for pleasure vehicles.

h) Landscaping, On-Site Improvements and Maintenance - All sites shall be properly graded and drain. All unbuilt areas of the site shall be provided, where needed, with suitable, properly designed and constructed walks and access drive. All unbuilt and unpaved areas of the site shall be suitably plants and permanently maintained with grass, shrubs, and trees, except where the Agency approves, an area not in excess of 20% of the unbuilt and unpaved area may be landscaped with another material for decorative purposes, or a garden only. After fully developed, the land, building and other improvements within the Area shall be maintained in good repair and in clean and sanitary condition. Sufficient and suitable refuse and garbage storage and disposal facilities including structural enclosures where appropriate shall be provided and properly maintained. The Agency in its sole and absolute discretion shall have the final right of approval.

i) Additional applicable controls are listed below under the headings:

- 1) "Other Conditions, Covenants, Restrictions and Provisions Controlling the Development and the Use of Acquired Land and Improvements: see page 24 of this Urban Renewal Plan."
- 2) "Miscellaneous Provisions" see page 26 of this Urban Renewal Plan.

C) The following maps of the aforementioned Official Redevelopment Plan which is part of the aforementioned Ordinance, hereinafter identified are deleted:

- 1) Map No. 4 "Proposed Acquisition", sheets 1 of 2 and 2 of 2 dated December, 1990
- 2) Map No. 5 "Disposition Map" sheets 1 of 2 and 2 of 2 dated December, 1990
- 3) Map No. 8 "Property Map" dated February 1982

D) The following maps are inserted in their stead:

- 1) Map No. 4 "Proposed Acquisition", sheets 1 of 2 and 2 of 2 dated December, 1991.
- 2) Map No. 5 "Disposition Map" sheets 1 of 2 and 2 of 2 dated December, 1991.
- 3) Map No. 8 "Property Map" dated December 1991.

- 2) That said Chapter 1982-47 of the Ordinance of the City of Providence as adopted and as heretofore amended, be and the same is hereby ratified and affirmed in all other respects.
- 3) That this Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

IN CITY COUNCIL
FEB 6 1992
FIRST READING
READ AND PASSED
Richard R. Clement CLERK

IN CITY COUNCIL
MAR 1 1992
FINAL READING
READ AND PASSED
James A. Petrosinelli PRESIDENT
Richard R. Clement CLERK

APPROVED
MAR 17 1992
James G. Crowe
MAYOR

COMM
MAY 17 1992

IN CITY COUNCIL

JAN 16 1992

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Michael K. Clement
CLERK

Councilman Mancini, by Request

THE COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

Michael K. Clement
Chairman

Clerk
January 28, 1992

THE COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

Michael K. Clement
Chairman

Clerk
February 26, 1992

MICHAEL S. VAN LEESTEN
DIRECTOR



VINCENT A. CIANCI, JR.
MAYOR

Department of Planning and Development

"Building Pride In Providence"

December 27, 1991

Mr. Michael Clement
City Clerk
City Clerk's Office
City Hall
Providence, Rhode Island 02903

Re: Amendment to Eagle Park Renewal Project
Providence Redevelopment Agency

Dear Mr. Clement:

Attached is an original and twenty-two (22) copies of the proposed amendment to the Eagle park Redevelopment Plan. We would appreciate that this be placed on the Council agenda as soon as possible.

Copies of the map changes will be forthcoming.

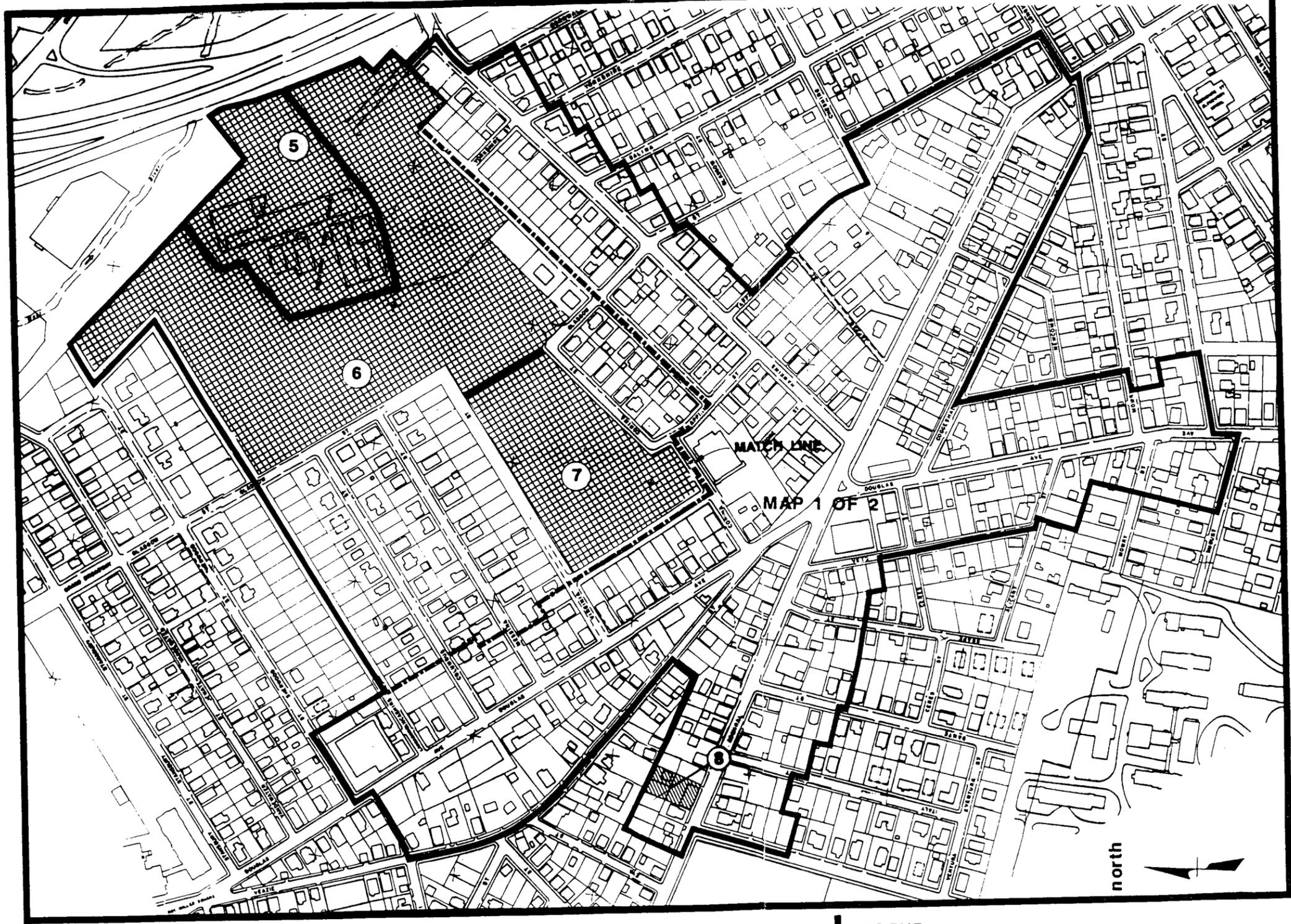
Thank you for your cooperation.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "John F. Palmieri".

John F. Palmieri
Secretary

cc: Michael S. Van Leesten
Councilman Peter Mancini
Thomas E. Deller



EAGLE PARK PROJECT EXTENSION

Disposition Map

NOTE: Exact parcel lines to be determined by survey
 PROJECT BOUNDARY **————** REVISED DATE
 MAP 2 OF 2

LEGEND

SITE	AREA SQ. FT.	USE	DISPOSITION
5	216,704	INST	DEDICATION
6	610,347	RES	SALE
7	206,592	REC	DEDICATION
TOTAL	1,033,643		

12/91

SITE	AREA SQ. FT.	USE	DISPOSITION
8	11,063	LOW DENSITY RES	SALE
TOTAL	11,063		

MAP 5



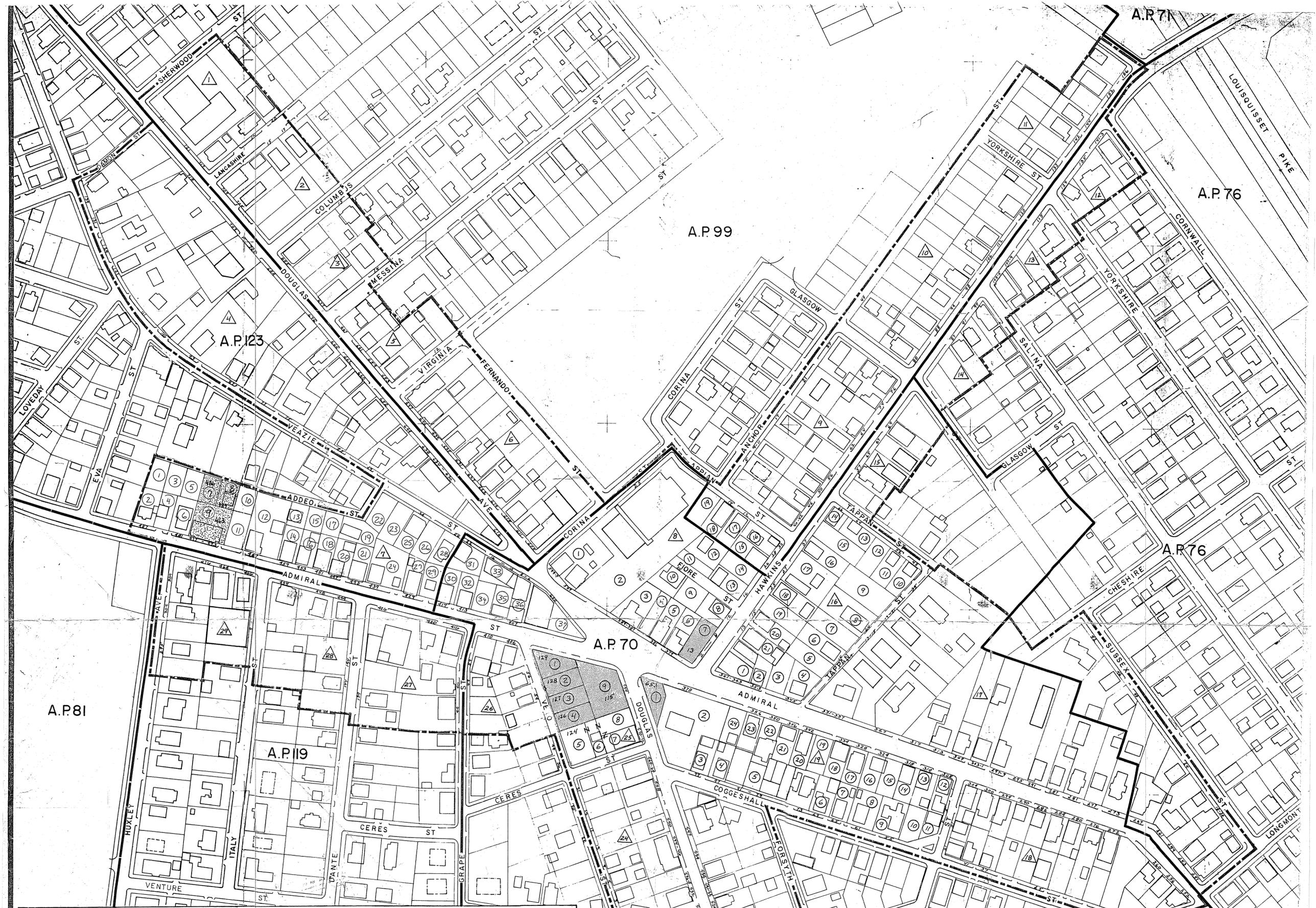
EAGLE PARK PROJECT EXTENSION

Proposed Acquisition

LEGEND

-  PROPERTY TO BE ACQUIRED
-  PROPERTY TO BE ACQUIRED 12/91

PROJECT BOUNDARY  REVISED DATE
 MAP 2 OF 2



EAGLE PARK PROJECT

- LEGEND**
- PROJECT BOUNDARY
 - ▲ ASSESSOR'S PLAT
 - ⑤ BLOCK NUMBERS
 - ⑤ PARCEL NUMBERS
 - 145 LOT NUMBERS
 - PROPERTY TO BE ACQUIRED
 - Z CONTIGUOUS OWNERSHIP

PROPERTY MAP

AP	PARCEL	LOT	OWNER *	AREA SQ. FT.
70	8-7	13	EAGLE LOAN CO.	4210
	19-1	653	CITY OF PROV.	5600
	25-9	115	RICH. CATALLOZZI-P. PEZZELLI	8803
	25-1	129	" " " "	3312
	25-2	128	" " " "	3200
12/9	25-3	127	" " " "	3200
	25-4	126	" " " "	3200
	7-9	463	W. CHEVES	6400
	7-8	487	" " " "	2381
3	7-7	486	" " " "	2282

*SOURCE 1981 TAX BOOK ASSESSORS OFFICE

DATE: FEB., 1982
 REVISIONS 12/1991 696

Department of Planning and Urban Development

MAP NO. 8