

City of Providence
STATE OF RHODE ISLAND

CHAPTER 2022-69

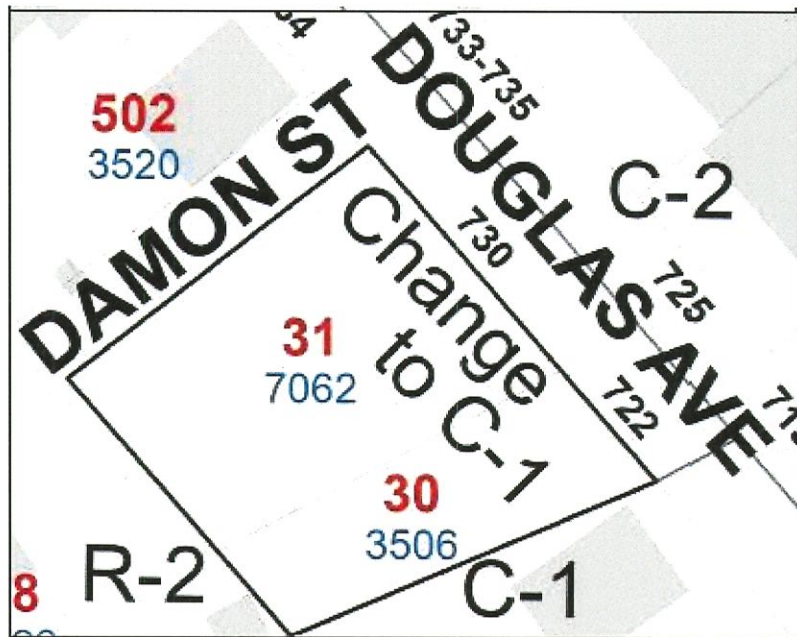
No. 426

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 123 LOTS 30 AND 31 (722 AND 730 DOUGLAS AVENUE), FROM R-2 TO C-1

Approved December 21, 2022

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 123 Lots 30 and 31 (722 and 730 Douglas Avenue), from R-2 to C-1.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
DEC 01 2022

FIRST READING
READ AND PASSED

Tina L. Martel CLERK
ACTING

IN CITY COUNCIL
DEC 15 2022
FINAL READING
READ AND PASSED

John J. Iglizzi PRESIDENT
Tina L. Martel ACTING CLERK

I HEREBY APPROVE.

[Signature]
Mayor
Date: *12/21/22*

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

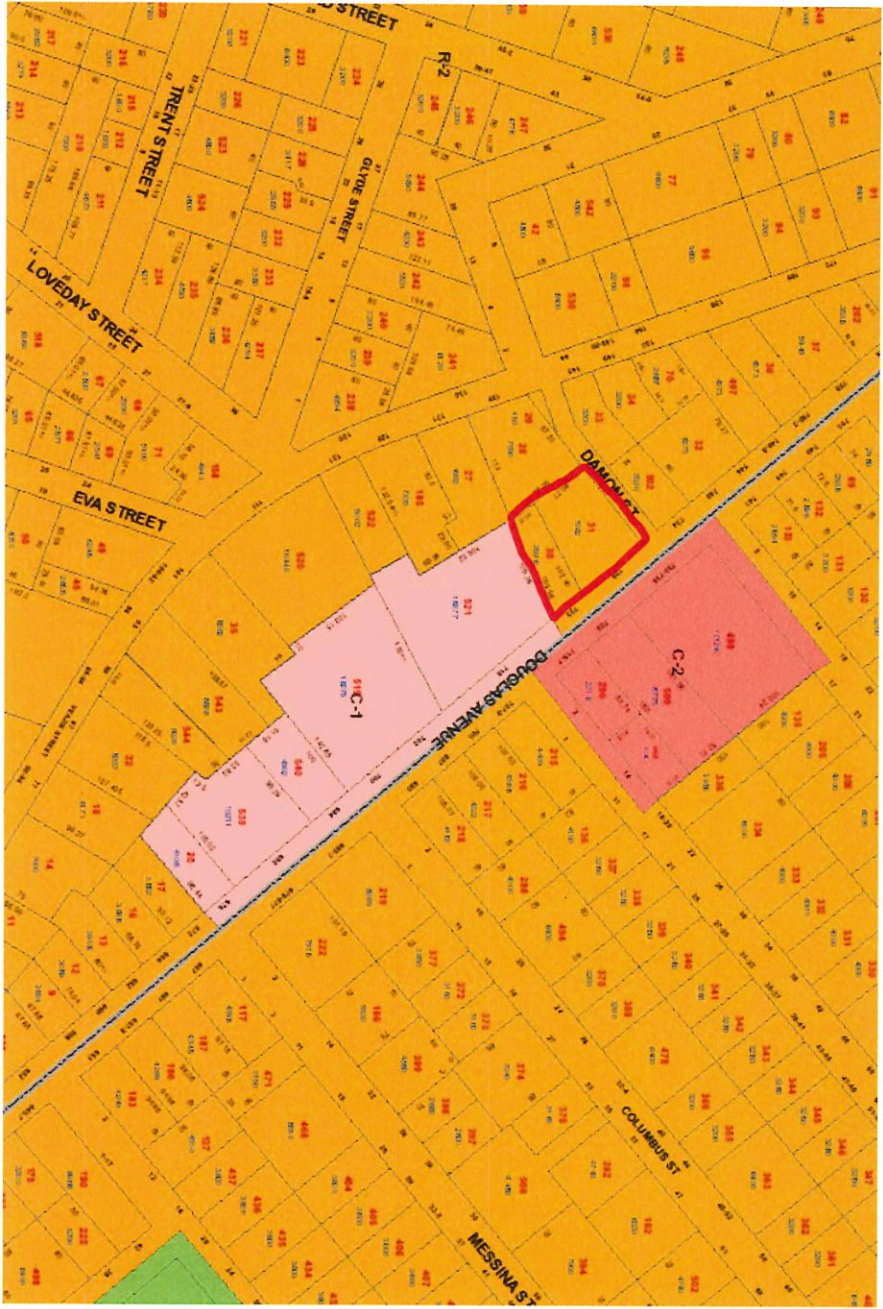
August 17, 2022

I, Jubril Bamgbala, hereby petition the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for the property located at 722 and 730 Douglas Avenue, Providence, Rhode Island, also known as Plat 123, Lots 30 and 31, as shown on the accompanying map, from R-2 to C-1.



Jubril Bamgbala
Care 1st Transportation
702 Douglas Avenue
Providence, RI 02908
401-301-4139
jubril@care-1st.com







City Plan Commission
Jorge O. Elorza, Mayor

October 19, 2022

Councilman Nicholas Narducci
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Tina Mastroianni, Acting City Clerk

Re: Referral 3532 -- Petition to rezone 722 and 730 Douglas Ave (AP 123 Lots 30 and 31) from R-2 to C-1

Petitioner: Jubril Bamgbala

Dear Chairman Narducci,

The petitioner is requesting a rezoning of the subject lots from R-2 to C-1 with the intent of allowing for a commercial and residential mixed use development. The lots are vacant and zoned R-2, adjacent to the C-1 zone to the south.

FINDINGS OF FACT

This portion of Douglas Ave is predominantly residential but there are areas of commercially zoned property to the south of the subject lots and to the east across Douglas Ave. Commercial uses include retail and auto repair in addition to multifamily housing. Given the mix of uses and the proximity of the subject lots to the C-1 zone, the CPC found that the rezoning would be appropriate as it would be in character with the surroundings.

In reviewing the change, the CPC found that the applicant parks cars on lot 30, which would be considered a principal use parking lot, which is not permitted by right in the R-2 or C-1 zones. The CPC required that the applicant merge lot 30 with either adjacent lot 31 or 521 so that the parking use would be considered accessory.

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 low density residential use is located adjacent to neighborhood commercial development. As discussed, the neighborhood's

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

character is composed of a mix of uses. The CPC found that the rezoning would be appropriate as it would be consistent with the intent of the comprehensive plan.

It is the CPC's opinion that rezoning the lots would be appropriate and that it 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

On a motion by Commissioner Potter, seconded by Commissioner Quezada, the CPC voted to recommend that the City Council rezone the subject lots to C-1 subject to the following condition:

The applicant shall reconfigure the lots so that the parking on lot 30 will be considered accessory.

The CPC voted as follows:

Aye: C. Potter, M. Quezada, N. Sanchez, H. Bilodeau

Sincerely,



Choyon Manjrekar
Administrative Officer