

CHAPTER 2022-15

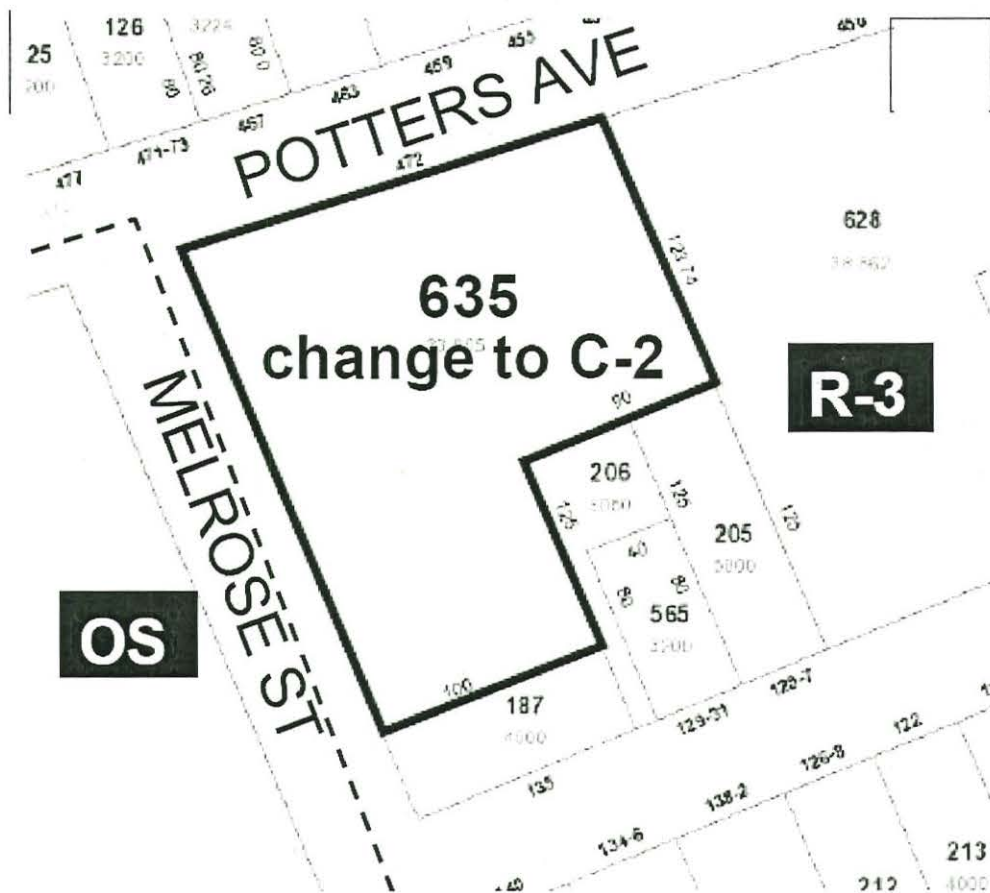
No. 163

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 49, LOT 635 (472 POTTERS AVENUE), FROM R-3 TO C-2

Approved April 25, 2022

Be it ordained by the City of Providence:

SECTION 1. 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, is hereby further amended by changing the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 49, Lot 635 (472 Potters Avenue), from R-3 to C-2.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL
APR 7 2022
FIRST READING
READ AND PASSED

Ima L. Mastrosimone
CLERK
ACTING

IN CITY
COUNCIL
APR 21 2022
FINAL READING
READ AND PASSED

John J. Iglizzi
JOHN J. IGLIZZI, PRESIDENT
Ima L. Mastrosimone
CLERK
ACTING

I HEREBY APPROVE.

[Signature]
Mayor
Date: 4/25/22

ZONING VARIANCE: CHANGE OF ZONING MAP November 3, 2021

We, Catherine Dean and Randy White, Jr. hereby petition the Providence City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designation for our property located at 472 Potters Ave, Plat 49 Lot ^{U35}353, and shown on the accompanying map. We are asking for the change be from R3 to C2.

The property was always non-conforming. It has never been a residential property but was built in a residential neighborhood in 1892 before zoning existed. The building has always been a factory. Mr. William Braitsch, an award-winning silversmith for Tiffany & Co., went out on his own and opened silver factory similar to Gorham but much smaller. Since then and up until 12 years ago or so a long series of fashion jewelry, laundries and other light manufacturing took place in the building. The building has been vacant for the last 12+ years.

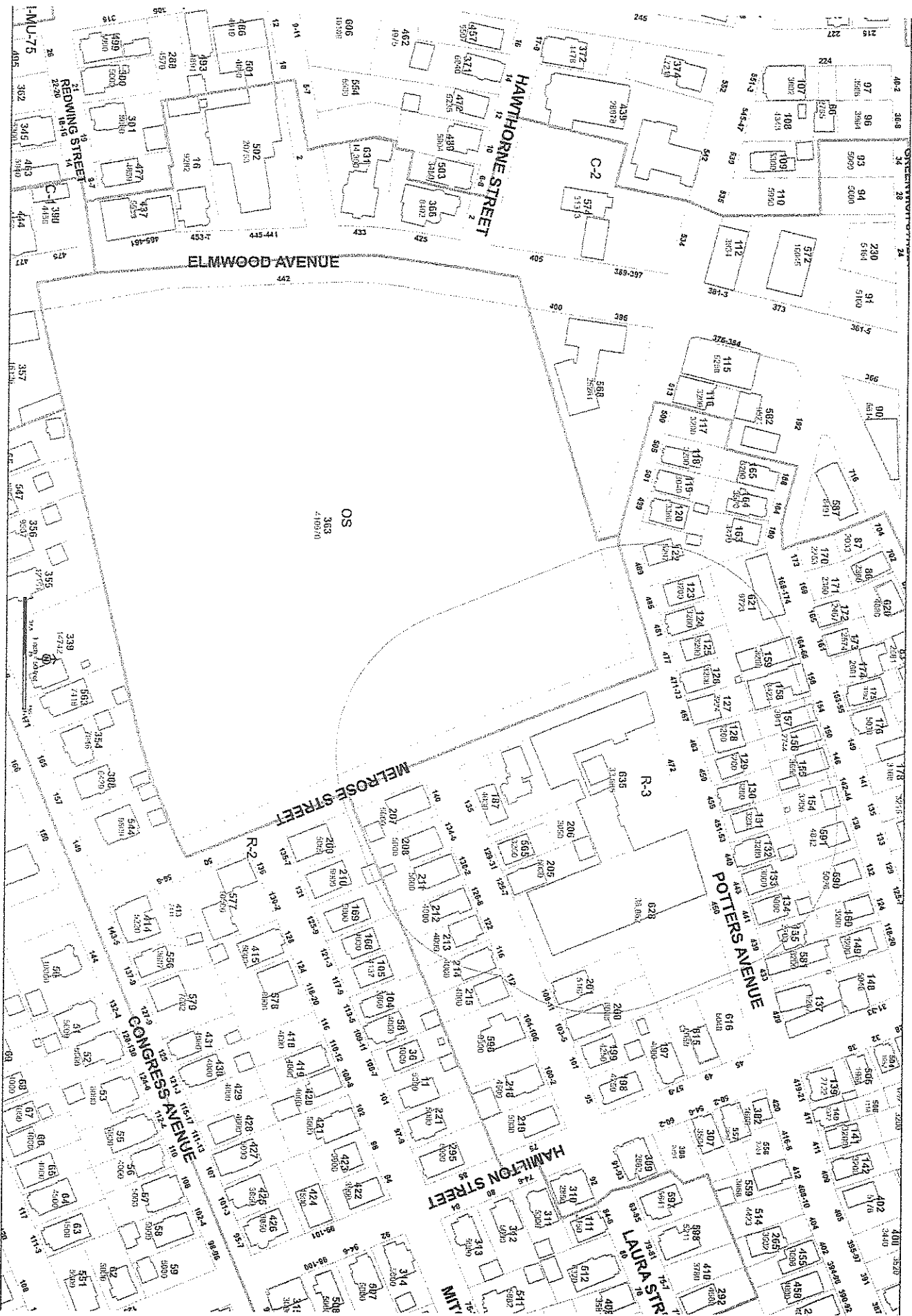
Mr. White and Ms. Dean purchased the building on December 28, 2018 to convert it to affordable apartments. As you know, there is a housing shortage in the City of Providence and our building may help reduce that problem in the Historic Elmwood District. In addition, we will have a small green grocer in the building so our tenants will be able to purchase farm fresh produce, at reduced prices, without leaving the building. This may increase their consumption of fresh fruit and vegetables thereby promoting health.

Attached please find a radius map which shows our property boundary; our zoning district and existing streets and roads with their names. Also attached are two (2) sets of mailing labels addressed to our neighbors within a 200' radius of our property. Also attached is a check To the City of Providence for the \$150 fee and another check for the advertising fee, when we are informed of the cost.

We want to thank the City Council in advance for their kind consideration of our petition.


Catherine Dean and Randy White, Jr.

11/8/2021





City Plan Commission
Jorge O. Elorza, Mayor

January 14, 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 3502 – Petition to rezone 472 Potters Ave (AP 49 Lot 635) from R-3 to C-2

Petitioners: Catherine Dean and Randy White

Dear Chairman Narducci,

The petitioners are requesting to rezone 472 Potters Ave, a nonconforming former industrial building, from R-3 to C-2 for use as a multifamily development with some commercial on the ground floor.

FINDINGS OF FACT

The CPC found that the building's massing and previous use are inconsistent with the R-3 zone. The lot is in proximity to the C-2 zone on Elmwood Ave, where multifamily development is encouraged. Given the previous use of the building and the mix of uses in proximity, the CPC found that rezoning to C-2 is not expected to have a negative effect on neighborhood character or surrounding property. The residential nature of the proposal will be less intense, and more compatible with the surroundings than the previous industrial use.

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 neighborhood commercial and medium density residential uses are located in proximity. The property is located in an area where neighborhood commercial development—which includes high density residential development—is intended alongside medium density residential development. The plan encourages high density residential development around areas of change like Elmwood Ave. The CPC found that the rezoning would be in conformance with objective H-2 of the comprehensive plan which encourages development of housing.

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

The CPC found that rezoning the lot would be appropriate given the character of the surroundings, the current zoning and the proposed use, as the building's massing supports more than the three dwelling units permitted in the R-3 zone. 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.

RECOMMENDATION

On a motion by Commissioner Quezada, seconded by Commissioner Verdi, the CPC voted to recommend that the City Council approve the proposed zone change to C-2 finding it to be in conformance with the zoning ordinance and comprehensive plan.

The CPC voted as follows:

Aye: M. Quezada, N. Verdi, M. Cordero, M. Gazdacko, C. West

Sincerely,



Choyon Manjrekar
Administrative Officer