

**City of Providence**  
STATE OF RHODE ISLAND

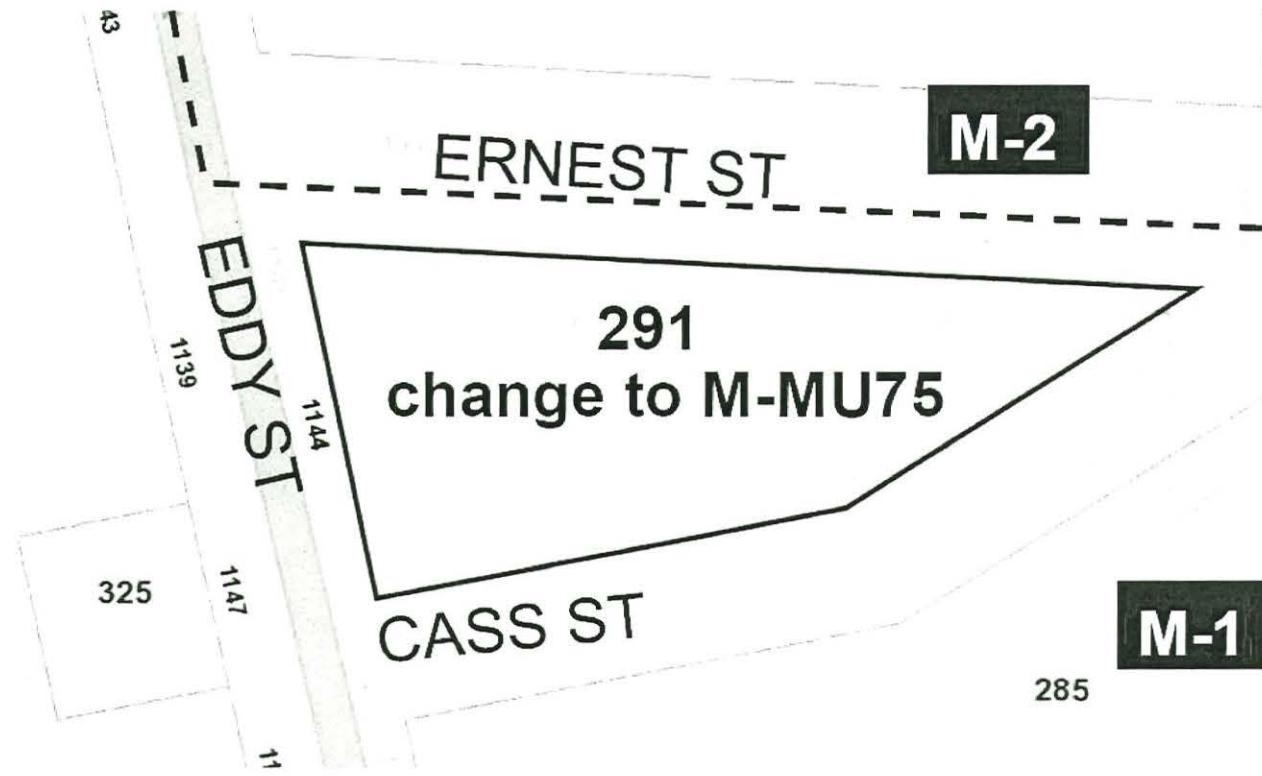
**CHAPTER 2022-17**

No. 165 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 57, LOT 291 (1144 EDDY STREET), FROM M-1 ZONE TO M-MU75 ZONE

**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 57, Lot 291 (1144 Eddy Street), from M-1 zone to M-MU75 zone.



SECTION 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
APR 7 2022  
FIRST READING  
READ AND PASSED

Jina L. Mastrianni CLERK  
ACTING

IN CITY  
COUNCIL  
APR 21 2022  
FINAL READING  
READ AND PASSED

JOHN J. IGLOZZI, PRESIDENT

Jina L. Mastrianni CLERK  
ACTING

I HEREBY APPROVE.

Mayor

Date:

4/25/22

**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 this honorable body:

I, Nicholas Hemond, Esq., on behalf of Federal Products Corp., owner of real property located at 1144 Eddy Street, Plat 57, Lot 291, and Paolino Realty, LLC hereby petitions the City Council to change the Official Zoning Map of the City of Providence by changing the zoning district designed for the properties located at Plat 57, Lots 291 and shown on the accompanying map, from a M2 zone to a M-MU75 zone.

Presented By:



Nicholas J. Hemond, Esq.  
Darrow Everett, LLP  
One Turks Head Place, Suite 1200  
Providence, RI 02903

Attorney of Record for:  
Paolino Realty, LLC  
100 Westminster Street  
Providence, RI 02903

## EXHIBIT A



P

FILED

City Plan Commission  
Jorge O. Elorza, Mayor

2022 FEB 17 P 1: 59

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

February 16, 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 3506 – Petition to rezone 1144 Eddy Street (AP 57 Lot 291) from M-1 to M-MU 75**

**Petitioner: Federal Products Corp and Paolino Realty**

Dear Chairman Narducci,

The petitioners are requesting to rezone the subject lot at 1144 Eddy Street from M-1 to M-MU 75 to allow for operation of a school on the subject lot which is occupied by a commercial/industrial building.

\*\*\* The petition erroneously lists the zoning as M-2. A substitution will be provided at the public hearing.

**FINDINGS OF FACT**

The neighborhood's character is primarily industrial but is in proximity to the R-2 zone to the south. The CPC found that the subject building's size and massing appears to be appropriate for a school, which is not permitted in the M-1 zone. The building's design is conducive to a range of uses including commercial, industrial and educational, therefore, rezoning to M-MU 75 would be appropriate. With a mix of uses in proximity, the CPC found that rezoning to allow for a school that serves the neighborhood is not expected to have a negative effect on neighborhood character or surrounding property.

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 in proximity to business/mixed use development. The CPC found that a school would be compatible with this land use pattern. With proximity to a residential neighborhood, the school

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
[www.providencerl.com](http://www.providencerl.com)

would conform to objective CS-1.B.3 of the plan which encourages improving pedestrian and bicycle access to schools from surrounding neighborhoods.

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.

**RECOMMENDATION**

On a motion by Commissioner Verdi, seconded by Commissioner Bilodeau, the CPC voted to make a positive recommendation to the City Council to approve the proposed zone change to M-MU 75 based on their findings and subject to the following condition:

The school should conform to all applicable regulations regarding siting and location of schools.

The CPC voted as follows:

Aye: N. Verdi, H. Bilodeau, M. Quezada, M. Gazdacko

Nay: M. Cordero

Sincerely,



Choyon Manjrekar  
Administrative Officer