

CHAPTER 2022-69

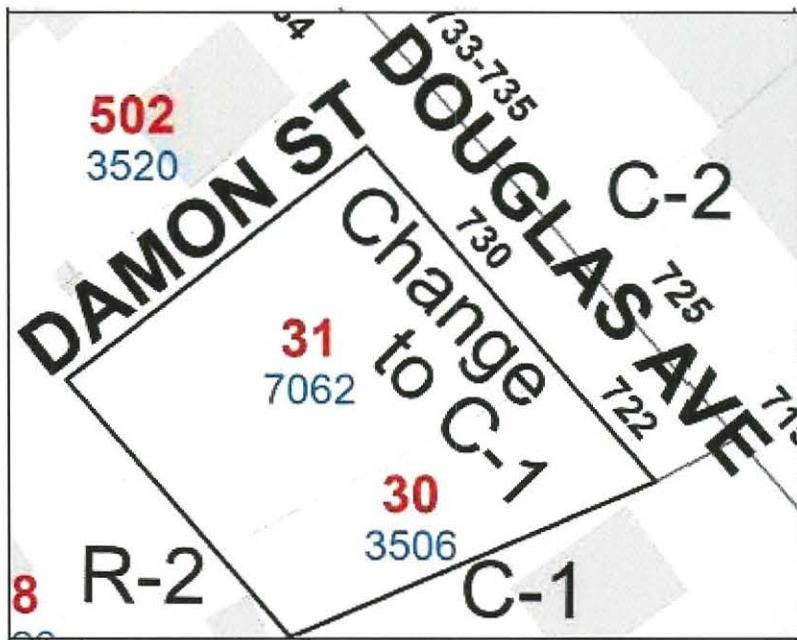
No. 426

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. Mastrosianni* CLERK  
ACTING

IN CITY  
COUNCIL  
DEC 15 2022  
FINAL READING  
READ AND PASSED

*John J. Igliozi* PRESIDENT  
*Tina L. Mastrosianni* 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*

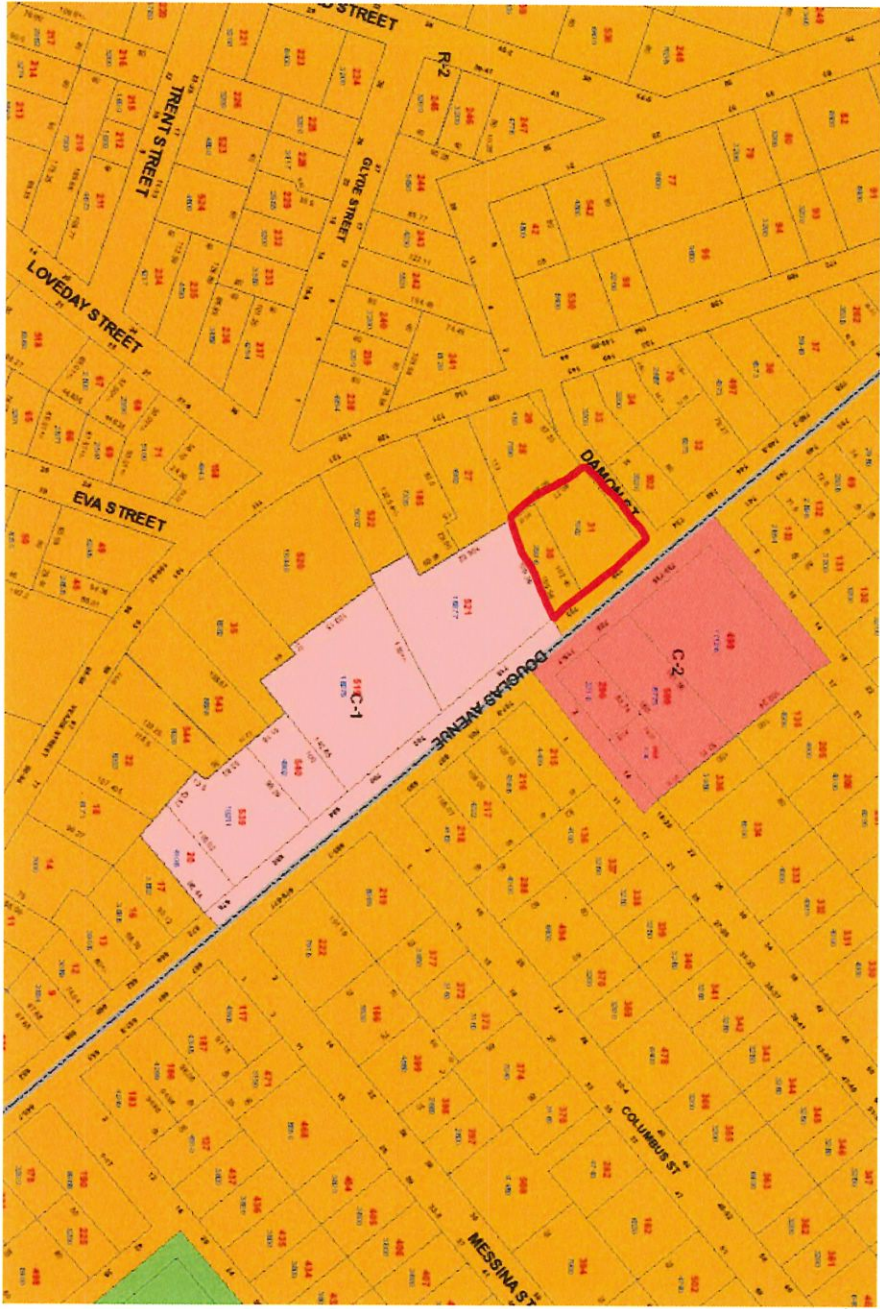
August 17, 2022

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 1<sup>st</sup> 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

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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