

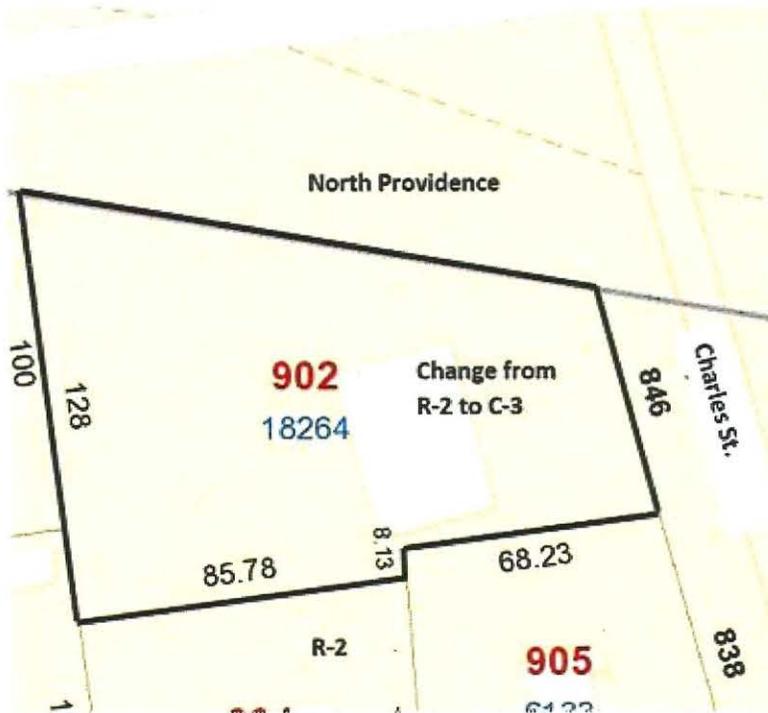
CHAPTER 2021-4

No. 126 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 97, LOT 902 (846 CHARLES STREET), FROM R-2 TO C-3

Approved March 25, 2021

*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 97, Lot 902 (846 Charles Street), from R-2 to C-3.



Section 2. This ordinance shall take effect upon passage.

IN CITY COUNCIL  
MAR 4 2021  
FIRST READING  
READ AND PASSED

*[Signature]*

IN CITY COUNCIL  
MAR 18 2021  
FINAL READING  
READ AND PASSED

*[Signature]*  
PRESIDENT

*[Signature]*  
CLERK

I HEREBY APPROVE.

*[Signature]*  
\_\_\_\_\_  
Mayor  
Date: 3/25/21

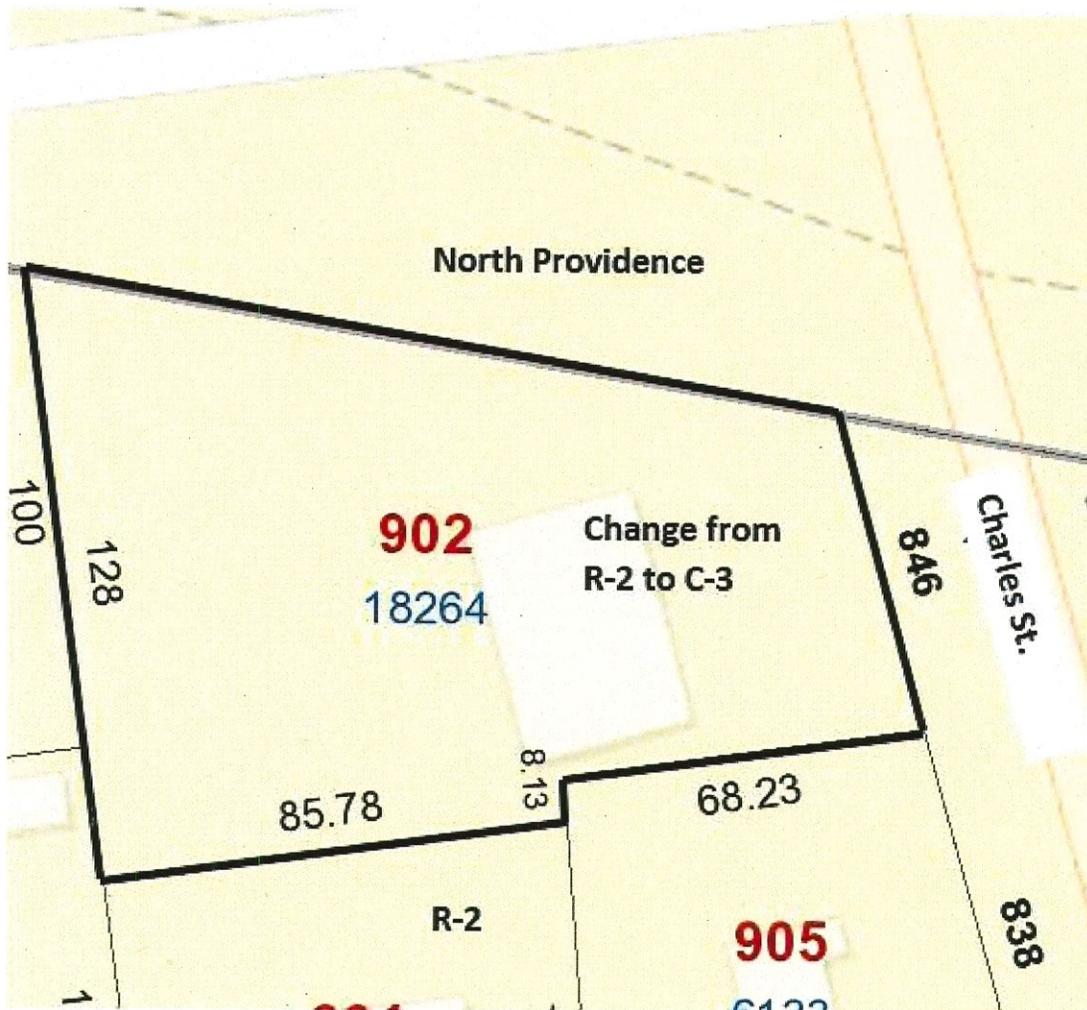
CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

I, Sal Compagnone, hereby petition the City Council to change the zoning district for Tax Assessor's plat 97, lot 902, at 846 Charles St., from R-2 to C-3 in a manner to allow for the expansion of the existing commercial building and uses, as shown on the accompanying map.



Signature: \_\_\_\_\_

Address: 846 Charles St., Providence, RI 02904

Phone: 401-864-1995

Email Address: allstatebuilders@cox.net



City Plan Commission  
Jorge O. Elorza, Mayor

December 16, 2020

Councilwoman Jo-Ann Ryan  
Chair, Committee on Ordinances  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

**Re: Referral 3482 – Petition to rezone 846 Charles Street from R-2 to C-3  
(AP 97 Lot 902)**

**Petitioners:** Sal Compagnone

Dear Chairwoman Ryan,

The City Plan Commission (CPC) reviewed the above referenced zone change at a regular virtual meeting on December 15, 2020 and voted to recommend that the City Council approve the amendment based on their findings described below.

**FINDINGS OF FACT**

The petitioner is requesting to rezone 846 Charles Street (AP 97 Lot 902) from R-2 to C-3, which is currently occupied by a commercial building. The applicant requested the rezoning to permit expansion of the business. The surrounding area is primarily residential, with lots to the south of the subject lot zoned R-2 and R-1 to the east. There are three R-2 zoned lots (AP 97 Lots 905, 959 and 960) between the subject lot and the C-3 zone to the south at 822 Charles Street. Although they are zoned R-2, they are occupied by a multifamily dwelling and mixed-use building and a two family dwelling on a large lot, which are more characteristic of development seen in the C-3 zone as opposed to their R-2 zoning. Given the current use on site and the mix of uses in proximity to the subject lot, the CPC found that it would be appropriate to rezone the subject lot to C-3 to allow for the proposed expansion.

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 general commercial and residential uses are located in proximity to each other. The property is located in an area where general commercial is intended alongside medium density residential development. The plan says that this land use designation is intended for commercial uses that serve citywide needs for business and retail services. The zone change would allow for expansion of the kind of use described by the plan that

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currently exists on the subject lot. Therefore, the CPC found that the rezoning would be consistent with the intent of the comprehensive plan.

Based on their review, 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**

Upon a motion by Commissioner Quezada, seconded by Commissioner Bilodeau, the CPC unanimously voted to recommend that the City Council approve the proposed zone change based on the above findings.

The CPC voted as follows:

AYE: H. Bilodeau, M. Quezada, C. West, L. Torrado

Sincerely,



Choyon Manjrekar  
Administrative Officer