

# Providence City Plan Commission

February 16, 2021



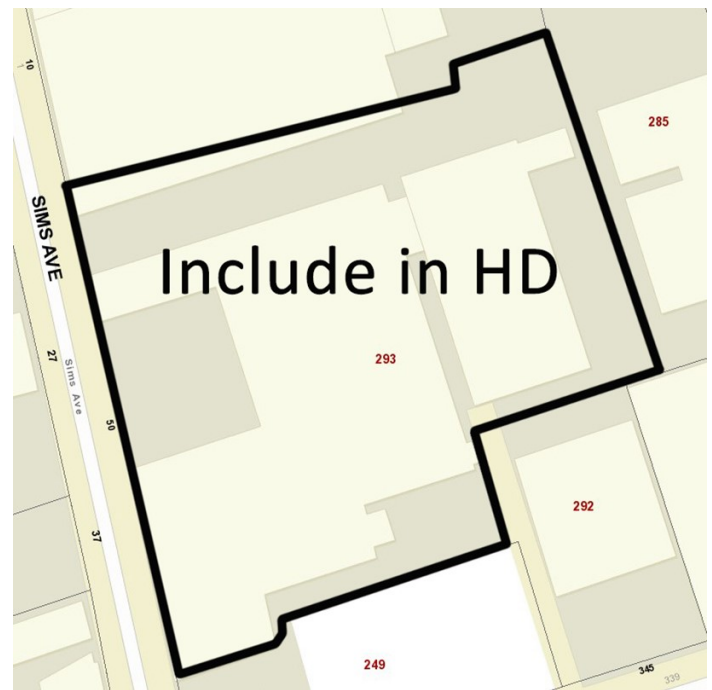
## AGENDA ITEM 3 ■ INCLUSION OF PROPERTY IN THE HISTORIC DISTRICT



Aerial view of the site



View of the building



Proposed rezoning map

### OVERVIEW

<b>PROPONENT:</b>	Department of Planning and Development	<b>PROJECT DESCRIPTION:</b>	The proponent is requesting to include the subject property within the Industrial and Commercial Buildings District (ICBD) category of the Providence Landmarks District.
<b>CASE NO./PROJECT TYPE:</b>	CPC Referral 3487 Inclusion of properties into the Historic District		
<b>PROJECT LOCATION:</b>	50 Sims Ave, AP 27 Lot 293 M-1 zoning district	<b>RECOMMENDATION:</b>	Advise City Council to approve the proposed zoning change
<b>NEIGHBORHOOD:</b>	Valley	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

**Discussion**

The proponent is requesting to include the subject property, an industrial building, within the Industrial and Commercial Buildings District (ICBD) category of the Providence Landmarks District.

According to Historic District Commission (HDC) staff, the building is eligible for inclusion within the ICB due to its design which is characteristic of the typology for historic industrial buildings in the City. Inclusion of the building under the ICB would preserve the historic nature and appurtenances that are unique to the building and would be in conformance with objective LU-9 of the comprehensive plan, which encourages historic preservation through appropriate land use controls. The change would be in conformance with the purposes of zoning in Section 101 of the zoning ordinance as it is not expected to negatively affect health, safety and welfare of the surroundings. In fact, the historic designation would enhance the neighborhood's character.

**Recommendation**

Based on the foregoing discussion, the DPD recommends that the CPC make a positive recommendation to the City Council to include the building under the ICB, finding the petition to be in conformance with the Comprehensive Plan and purposes of zoning.

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER

No.        **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 INCLUDE 50 SIMS AVE. (PLAT 27, LOT 293) IN THE HISTORIC DISTRICT OVERLAY DISTRICT.**

*Approved*

*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 include 50 Sims Ave. (Plat 27, Lot 293) by applying the Historic District Overlay District to, as depicted on the attached map. This property is to be included in the Industrial & Commercial Buildings category of the Providence Landmarks District.

SECTION 2. This Ordinance shall take effect upon passage and publication as prescribed by law.

