



# CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

## **PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING**

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**TUESDAY, JULY 16, 2024, 4:45 PM**

Joseph Doorley Municipal Building, 444 Westminster Street,  
1<sup>st</sup> Floor meeting room, Providence RI 02903

The public may also remotely view and participate in the meeting on the Zoom platform using the following link: <https://us02web.zoom.us/j/87233568540>

For participation using audio and video, a device with webcam and microphone is required.

The public may participate by telephone by dialing one of the following toll-free numbers: 833 548 0276, 833 548 0282, 877 853 5247, or 888 788 0099

The Webinar ID is 872 3356 8540

***All matters appearing on the agenda are scheduled for discussion and possible vote or other action.***

### **OPENING SESSION**

- Call to Order
- Roll Call
- Approval of minutes from the May 21, May 29 and June 18 meetings
- Director's Report

### **CITY COUNCIL REFERRAL**

#### **1. Referral No. 3583 – Amendment of ordinance for entertainment**

**Proponents: Council President Rachel Miller and Councilman Juan Pichardo**

Amendment of the zoning ordinance pertaining to the definitions and provision of entertainment – for vote

### **CITY COUNCIL REFERRAL**

#### **2. Referral No. 3584 – Accessory Dwelling Units**

**Proponent: Department of Planning and Development**

Amendment of the ordinance to regulate accessory dwelling units in conformance with changes to state law – for vote

### **MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW**

#### **PUBLIC HEARING**

#### **3. Case no. 24-018UDR – 12 Buffalo Ct**

**Applicant: Francisco Cruz**

The applicant is proposing to subdivide the lot which measures approximately 6,811 SF into two lots of 3,441 SF and 3,293 SF. Pursuant to unified development review, the applicant is seeking

### **DEPARTMENT OF PLANNING & DEVELOPMENT**

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relief from the minimum lot size requirement of 3,500 SF in the R-4 zone – for vote (AP 42 Lot 11, West End)

## **MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW**

### **PUBLIC HEARING**

#### **4. Case no. 24-019UDR – 136 Windmill Street**

**Applicant: Luis Vicioso**

The applicant is proposing to subdivide the lot which measures approximately 15,320 SF into two lots of 10,329 SF and 5,000 SF. Pursuant to unified development review, the applicant is seeking relief from the rear yard setback requirement and for two curb cuts on a lot – for vote (AP 97 Lot 74, Charles)

## **MAJOR LAND DEVELOPMENT PROJECT**

### **PUBLIC HEARING**

#### **5. Case no. 23-030MA – 108 – 110 Waterman Street**

**Applicant: Walter Bronhard**

The applicant is proposing to construct a five story, 62'6" tall mixed use building with retail on the ground floor and 35 dwelling units, in the C-2 zone under the I-3E overlay. The applicant is requesting preliminary plan approval and seeking a dimensional adjustment for height as the building exceeds the four story, 50' height limit of the C-2 zone – for action (AP 12 Lots 183 and 184, College Hill)

## **MINOR LAND DEVELOPMENT PROJECT**

#### **6. Case no. 24-024MI – 128 Wayland Ave**

**Applicant: Elevator Properties Inc and Slim Investments LLC**

The applicant is requesting preliminary plan approval to construct a mixed use building with 22 apartments and commercial on the ground floor, in the C-2 zone. A dimensional adjustment for height is requested where a height of five stories and 57'3" is proposed, over the 50', four story height limit of the zone – for action (AP 14 Lot 29, Wayland)

## **ADJOURNMENT**

### **IMPORTANT INFORMATION**

- Documents for the agenda items may be accessed at:  
<http://www.providenceri.gov/planning/city-plan-commission-cpc/>.  
Those who cannot access the documents electronically may call **401-680-8525** to make other arrangements.
- The public will have the opportunity to comment during the meeting in-person, through the electronic platform and by telephone. Public comment may also be submitted prior to the meeting by email to [cmanjrekar@providenceri.gov](mailto:cmanjrekar@providenceri.gov)
- The Commission encourages comments to be submitted at least 24 hours before the meeting. Comments accepted via email will be discussed at the meeting.
- The City of Providence is committed to providing individuals with disabilities an equal opportunity to participate in and benefit from the City's programs, activities, and services. If you have a disability and require accommodations in order to fully participate in this activity, contact Leonela Felix, Esq., Ethics Education and ADA Coordinator at 401-680-5333 or [LFelix@ProvidenceRI.gov](mailto:LFelix@ProvidenceRI.gov). Providing at least 72 hours' notice will help to ensure availability.
- Contact Choyon Manjrekar with the Department of Planning and Development [cmanjrekar@providenceri.gov](mailto:cmanjrekar@providenceri.gov) or **401-680-8525** if you have any questions regarding this meeting.