



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, SEPTEMBER 17, 2024, 4:45 PM

Joseph Doorley Municipal Building, 444 Westminster Street,
1st 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 August 20, 2024 meeting
- Director's Report

CITY COUNCIL REFERRAL

1. Referral No. 3587 – Abandonment of a portion of Woodside Road

Petitioner: Joseph DePena

The petitioner is requesting an abandonment of a portion of Woodside Road between Ruby Ave and Ridgeway Ave – for vote (Manton)

MAJOR CHANGE

PUBLIC HEARING

2. Case no. 24-049MA – 279 Thayer Street

Applicant: Two Cousins LLC

The applicant is requesting a major change to an approved plan for a four story, 49' tall mixed use building with commercial space on the first floor and 12 residential units on the upper stories in the C-2 zone. The applicant is proposing to add an additional story for a height of five stories and 55' resulting in a total of 16 units. A dimensional adjustment for height is requested as the proposed height exceeds the four story 50' height limit of the zone – for vote (AP 13 Lot 28, College Hill)

DEPARTMENT OF PLANNING & DEVELOPMENT

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MINOR LAND DEVELOPMENT PROJECT

3. Case no. 24-051MI – 11 W Friendship Street

Applicant: Patricia Martinez

The applicant is proposing to construct a 45' tall, four story, mixed use building consisting of two retail spaces on the first floor and 26 apartments in the rest of the building in the C-1 zone. A dimensional adjustment for parking is requested where 26 spaces are required but 14 will be provided – for vote (AP 30 Lot 720, Elmwood)

MAJOR LAND DEVELOPMENT PROJECT – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

4. Case no. 24-050MA – 400 Elmwood Ave

Applicant: Ayoub Realty LLC

The applicant is proposing to construct an approximately 55' tall, five story mixed use building with a vehicle repair station and restaurant on the ground floor, and 24 units on the four upper stories, in the C-2 zone. The applicant is seeking a dimensional adjustment for height as the building exceeds the 50' four story height limit of the zone and an adjustment for parking where 36 spaces are required but 30 will be provided. Pursuant to unified development review (UDR), the applicant is requesting a variance from the side yard setback requirement and a special use permit for the vehicle repair business. The applicant is requesting to combine master and preliminary plan approval and also requesting a waiver from submission of state approvals at the preliminary plan stage – for action (AP 49 Lot 568, Elmwood)

COMPREHENSIVE PLAN

5. Comprehensive plan zoning changes

Discussion of zoning changes to implement the comprehensive plan – for discussion

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
- 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. Providing at least 72 hours' notice will help to ensure availability.
- Contact Choyon Manjrekar with the Department of Planning and Development cmanjrekar@providenceri.gov or **401-680-8525** if you have any questions regarding this meeting.