



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, OCTOBER 15, 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 September 17, 2024 meeting
- Director's Report

REQUEST FOR EXTENSION

1. Case no. 23-050UDR – 45 Parade Street

Applicant: Stepping Stone Partners LLC

The applicant is requesting a one-year extension of the preliminary plan approval of the subject land development project – for vote (AP 35 Lot 596, West End)

CITY COUNCIL REFERRAL

2. Referral No. 3588 – Abandonment of a portion of Ernest Street

Petitioner: Narragansett Bay Commission

The petitioner is requesting an abandonment of a portion of Ernest Street – for vote (Washington Park)

MAJOR LAND DEVELOPMENT PROJECT – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

3. 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

DEPARTMENT OF PLANNING & DEVELOPMENT

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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 vote (AP 49 Lot 568, Elmwood) – **continued from the September 17, 2024 CPC meeting**

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW PUBLIC HEARING

4. Case no. 24-040MI – 33 Murray Street

Applicant: KCLS Group LLC

The applicant is proposing to subdivide the 7,000 SF lot in the R-3 zone into two lots of 3,500 SF, with widths of 40'. The applicant is seeking relief from the minimum lot size requirement of 5,000 SF and lot widths of 50' for new subdivisions. Relief from the front yard impervious coverage requirement is also required where 33% is permitted but 39% is proposed on lot 1 and 82% is proposed on lot 2 – for vote (AP 110 Lot 187, Silver Lake)

MINOR LAND DEVELOPMENT PROJECT

5. Case no. 24-041MI – 27 E River Street

Applicant: 27 E River LLC

The applicant is proposing to construct a residential building with 326 units and 163 internal parking spaces. A dimensional adjustment for height is requested where a height of 75' is permitted but 90' is proposed. A 50% adjustment for parking is also requested. In addition, the applicant is requesting waivers from submission of certain items at the preliminary plan stage including an erosion control plan, utility plan, transparency calculations, and a signage and lighting plan – for vote (AP 15 Lot 483, 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
- 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.

Administrative Officer's report on administrative approvals

24-054A: Merging of AP 43 Lots 411 and 412 into six lots recorded on 9/19/24

24-055A: Merging of lot AP 71 Lots 619 and 620 recorded on 9/26/24

24-056MI: Subdivision of AP 105 Lot 481 into two lots recorded on 10/2/24

24-058A: Reconfiguration of lot lines of AP 29 Lots 148 and 150 recorded on 10/2/24