



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, NOVEMBER 19, 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 October 15, 2024 meeting
- Director's Report – Discussion of administrative design review

REQUEST FOR EXTENSION

1. Case no. 22-063MI – 322 Washington Street

Applicant: LAC Northeast Developer

The applicant is requesting a one-year extension of the preliminary plan approval of the subject land development project – for vote (AP 25 Lot 464, Federal Hill)

REQUEST FOR EXTENSION

2. Case no. 22-051MI – 150 Pitman Street

Applicant: Walter Bronhard

The applicant is requesting a one-year extension of the preliminary plan approval of the subject land development project – for vote (AP 15 Lots 238, 239 and 240, Fox Point)

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

3. Case no. 24-066UDR – 58 Prudence Ave

Applicant: Carlos Chicas

The applicant is proposing to subdivide the lot which measures approximately 10,388 SF into two lots of 5,934 SF and 4,454 SF each with widths of 40'. Pursuant to unified development review, the

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903

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applicant is seeking relief from the minimum lot size and width requirements of 5,000 SF and 50' of width for new subdivisions in the R-3 zone – for vote (AP 110 Lot 475, Silver Lake)

MINOR LAND DEVELOPMENT PROJECT

4. Case no. 24-060MI – 551 Chalkstone Ave

Applicant: Simer Sodhi

The applicant is proposing to construct a mixed use building with commercial on the ground floor and 23 apartments, in the C-2 zone. A dimensional adjustment for height is requested where five stories and approximately 55' are proposed, over the 50' four story height limit of the zone – for vote (AP 69 Lot 260, Smith Hill)

MINOR LAND DEVELOPMENT PROJECT

5. Case no. 24-062MI – 663 Admiral Street

Applicant: Citadel Properties LLC

The applicant is proposing to construct a five story 63'3" tall mixed-use development with 31 internal parking spaces and commercial on the ground floor and 48 residences on the upper stories. The applicant is requesting dimensional adjustments for building height and parking where a height of 45' and four stories is permitted by right and 48 spaces are required in the C-1 zone. A waiver from submission of a landscaping plan at the preliminary plans stage is requested – for vote (AP 123 Lots 165, 166 and 171, Wanskuck)

COMPREHENSIVE PLAN

6. Comprehensive plan zoning changes

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

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

24-061A: Merging of AP 48 Lots 5 and 92

24-063A: Consolidation and reconfiguration of lot AP 24 Lots 228, 229, 230, 231, and 637

24-064A: Administrative subdivision of AP 101 lot 764 and AP 56 Lots 8, 256, 283, 318, 323, 338, 345, 346 and the abandoned portions of Ernest and Ellis Streets and a condemned portion of a Service Road

24-067MI: Subdivision of AP 85 Lot 653 into two lots

24-068A: Reconfiguration of lot lines for AP 19 Lots 137 and 138