



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, MARCH 18, 2025, 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 February 18, 2025 meeting
- Director's Report

MAJOR CHANGE TO LAND DEVELOPMENT PROJECT

PUBLIC HEARING

1. Case no. 25-006MA– 220 Blackstone Street

Applicant: Marathon Development LLC

The applicant is requesting a major change to the approved preliminary plan for a development consisting of a six-story mixed use residential/commercial building, and a second two story building for educational use in the M-MU 75 zone. The applicant is proposing to expand the height of the second building to six stories, and is requesting approval of a major change as it exceeds 20% of building height and gross floor area – for vote (AP 45 Lot 85, Upper South Providence)

MINOR LAND DEVELOPMENT PROJECT

2. Case no. 25-002MI – 217 Angell Street

Applicant: Signature Properties LLC

The applicant is requesting preliminary plan approval, proposing to construct a 57', five story residential building with 32 units and structured parking providing 45 internal parking spaces in the R-P zone. The applicant is seeking the following dimensional adjustments:

- A dimensional adjustment for height as the zone permits a maximum height of 45'.

DEPARTMENT OF PLANNING & DEVELOPMENT

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

PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

- Corner side setback on Angell Street and Fones Alley where a setback of 10' is required but setbacks of four and zero feet are proposed.
- Rear yard setback requirement where 30' is required but approximately 21'3" is proposed.
- Building coverage requirement where 55% is permitted but 68.75% is proposed.

The applicant received an administrative modification from the total maximum impervious coverage requirement where 65% is required but approximately 74.71% is proposed. The applicant is requesting a waiver from submission of a photometric plan at the preliminary plan stage – for vote (AP 13 Lot 320, College Hill)

ZONING CHANGES

3. Comprehensive plan zoning changes

Discussion of the second phase 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.

Administrative Officer's report on administrative approvals

25-007MI: Subdivision of AP 85 Lot 652

25-008A: Merging of AP 28 Lots 541 and 1087