



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, JUNE 21, 2022, 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

*** In-person attendees are encouraged to wear masks in the interest of public health and safety ***

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the April 12, April 19 and May 17 meetings
- Director's Report – Discussion on Comprehensive Plan process and pending Zoning Ordinance Amendments proposed by the Department of Planning and Development

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

1. Case No. 21-035MA – 659 – 663 Admiral Street and 22 Gloucester Street

Owner: Strive Realty

The item was noticed but will not be heard at the meeting.

CITY COUNCIL REFERRAL

2. Referral 3520 – 635 Hope Street

Petitioner: Russell Broccoli

The petitioner is requesting to rezone the subject lot zoned R-2 to R-P – for action (AP 6 Lot 264, Blackstone)

CITY COUNCIL REFERRAL

3. Referral 3521 – Downtown Parking Structures

Petitioner: Chapel Parking LLC

The petitioner is proposing to amend Section 1907 E.2.e of the zoning ordinance to allow for properties in Downtown containing parking structures that are demolished by order of the building official to be used as parking lots – for action

MINOR SUBDIVISION

PUBLIC HEARING –UNIFIED DEVELOPMENT REVIEW (UDR)

4. Case No. 22-019UDR – 5 Bell Street

Applicant: Bell Street Chapel Trustees

The subject lot measures approximately 31,878 SF and is occupied by two buildings in the R-P zone. The applicant is proposing to subdivide the lot into two lots of 25,721 SF and 6,240 SF, separating the two buildings. Pursuant to UDR, the applicant is seeking relief from section 402 for exceeding the maximum impervious surface rear yard coverage for both lots – for action (AP 35 Lot 590, Federal Hill)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING – UNIFIED DEVELOPMENT REVIEW (UDR)

5. Case No. 22-022UDR – 35 Merino Street

Applicant: Providence Public Buildings Authority

The lot measures approximately 35,665 SF in the R-2 zone. The applicant is proposing to construct a new pre-K-5 school that will be three stories and 42’ tall. The site will be developed in tandem with 249 Laban Street which will provide green space, bicycle parking and accessible parking. The Commission granted certain variances at the master plan stage pertaining to lot coverage, setbacks and parking in addition to a dimensional adjustment for bicycle parking. The applicant is seeking preliminary plan approval and is requesting a waiver from submission of all state approvals at this stage – for action (AP 107 lots 595 and 111, Hartford)

CITY COUNCIL REFERRAL

6. Referral No. 3511 – 440 and 460 Rochambeau Ave

Proponent: Councilwoman Helen Anthony

The proponent is proposing to include the subject property in the Historic District Overlay under the residential category of the Providence Landmarks District – for action (AP 93 Lots 14 and 339, Blackstone) – continued from the April 19, 2022 meeting

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.
- 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.