



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, JULY 19, 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

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the June 21 and June 28 meetings
- Director's Report

CITY COUNCIL REFERRAL

1. Referral No. 3524 – Zoning Ordinance Amendment

Proponent: Department of Planning and Development

Presentation of various changes to the zoning ordinance intended to address administration of the ordinance since the last significant text amendment. Substantive changes include addressing density and parking regulations of the R-4 zone, revising regulations for contiguous undersized lots, and updating regulations for establishments that sell cannabis. – for action

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

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

Applicant: Strive Realty

The applicant is requesting preliminary plan approval to construct a five-story mixed use building with commercial and parking on the ground floor and 48 apartments on the four upper stories in the C-1 zone. The applicant is requesting a dimensional adjustment for parking where 48 spaces are required and 31 will be provided. A dimensional adjustment for height is also requested where a height of 63'3" and five stories is proposed, and four stories and 50' are permitted. The applicant is seeking a waiver from submission of all state approvals at the preliminary plan stage, and from submission of a detailed landscape plan – for action (AP 123 Lots 165 and 166 zoned C-1, AP 123 Lot 171 zoned R-2, Wanskuck)

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

**MAJOR LAND DEVELOPMENT PROJECT
PUBLIC INFORMATIONAL MEETING**

3. Case No. 22-033MA – 116 Waterman Street and 382 Brook Street

Applicant: Walter Bronhard and Brook Holding LLC

The applicant is proposing to construct a five-story mixed use building with commercial on the ground floor and 25 residential units. The applicant is seeking a dimensional adjustment for building height where 50' and four stories are permitted and a height of 61' and five stories is proposed. A design waiver from the requirement that no residential uses be located within 20' of a main street is also requested – for action (AP 12 Lots 180 and 260, College Hill)

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.