



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF SPECIAL MEETING

TUESDAY, AUGUST 30, 2022, 4:45 PM

Joseph Doorley Municipal Building, 444 Westminster Street, Law Department Conference Room,
Second Floor, Suite 220, Providence RI 02903

***** Note the updated location**

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 28, July 19 and August 16 meetings
- Director's Report

MINOR SUBDIVISION

1. Case no. 22-039MI – 175-177 Webster Ave

Applicant: Kenol Cadet

The applicant is proposing to subdivide the 10,000 SF lot, which is zoned R-3, into two lots of 5,000 SF – for action (AP 108 Lot 527, Silver Lake)

DEVELOPMENT PLAN REVIEW

2. Case No. 2022-10 DPR – 135 Prairie Ave

Applicant: Community Preparatory School

The applicant is proposing to amend the campus master plan for construction of a new building providing approximately 11,159 SF which will contain a gymnasium with a support stage, office and restrooms. The applicant is seeking dimensional waivers for locating multiple buildings on a lot, multiple curb cuts and curb cut width. Changes to site landscaping and parking are also proposed. The site is zoned R-3 – for action (AP 23 lots 227,997,992,991 and 596, Upper South Providence)

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

3. Case No. 22-035UDR – 29-41 Portland Street

Applicant: SWAP, Inc

The development consists of four lots measuring approximately 5,000 SF each in the R-3 zone. The applicant is proposing to subdivide the lots into five lots of approximately 4,012 SF, that would each be developed as a two-family dwelling. Pursuant to unified development review, the applicant is seeking relief from section 402 for minimum lot size, minimum lot width and the corner side setback requirements – for action (AP 23 Lot 26, 972, 973, 974, Upper South Providence)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

4. 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) – continued from the August 16, 2022 CPC meeting

CITY COUCIL REFERRAL

5. Referral No. 3525 – Rezoning to C-2

Applicant: Relentless Realty LLC

The applicant is proposing to rezone 11 lots from R-3 to C-2 to allow for construction of multifamily development – for action (AP 99 Lots 180, 192, 194, 237 and 238 AP 70 Lots 1, 3, 4, 5, 654 and 686, Wanskuck)

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.