



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, NOVEMBER 15, 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 September 20, October 11, and October 18 CPC meetings
- Director's Report

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

1. Case No. 22-057MA – 159 Wayland Ave aka 230 Waterman Street

Applicant: Myles Standish Associates c/o Capstone Properties

The applicant is proposing to demolish the existing building to construct a four story, mixed-use building with a commercial unit on the ground floor and 12 residences on the three upper stories, with internal parking. The lot is zoned C-2 and the applicant is requesting a waiver from submission of state approvals at the preliminary plan stage. Combination of the master and preliminary plan stages is requested – for action
(AP 15 Lot 495, Wayland)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

2. Case No. 22-041MA – 228 Broad Street

Applicant: Marathon Development LLC

The applicant is requesting to combine master and preliminary plan approval to construct a five story mixed-use building with 80 dwelling units, internal parking, and commercial space on the ground floor in the C-2 zone under the TOD overlay. A waiver from submission of all state

approvals at the preliminary plan stage is requested in addition to design waivers from the window sill height and ground floor transparency requirements – for action (AP 29 Lots 360, 361, 362 and 413, Upper South Providence)

CITY COUNCIL REFERRAL

3. Referral no. 3533 – 115 Harris Ave

Petitioner: 115 Harris LLC

The petitioner is requesting a rezoning of the subject property from M-1 to M-MU 90 – for action (AP 26 lot 26, Smith Hill)

MINOR LAND DEVELOPMENT PROJECT

4. Case No. 22-058MI – 327 Elmwood Ave

Applicant: Caribbean Integration Community Development

The applicant is proposing to construct a 32-unit, four story, 58’ tall multifamily dwelling in the C-2 zone. A dimensional adjustment for one story and eight feet is requested. A dimensional adjustment from the side yard setback requirement and a design waiver from the front yard build-to percentage requirement are also requested – for action (AP 49 Lot 603, West End)

INSTITUTIONAL MASTER PLAN

5. Johnson and Wales University

Applicant: Johnson and Wales University

Presentation of the five-year institutional master plan for Johnson and Wales University – for action

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.