



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, DECEMBER 13, 2022, 4:45 PM

Joseph Doorley Municipal Building, 444 Westminster Street,
1st Floor meeting room, Providence RI 02903

****** Do note that this meeting occurs on the second Tuesday of December**

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 November 15 meeting
- Approval of the 2023 annual meeting calendar
- Director's Report

MINOR SUBDIVISION – REQUEST FOR EXTENSION

1. Case No. 21-048MI – 56 Pratt Street

Applicant: Alfred Sliney

The applicant is requesting a one-year extension of the validity of the preliminary plan for the subject minor subdivision – for action (AP 10 Lot 163, College Hill)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

2. Case No. 22-012MA – 189-200 Swan Street

Applicant: The Coletta Group

The applicant is proposing to construct two buildings providing a total of over 22,000 SF of commercial and/or industrial space with parking, landscaping and other improvements in the M-MU 75 zone. The applicant is seeking preliminary plan approval and requesting a waiver from submission of state approvals at the preliminary plan stage – for action (AP 47 Lots 843 and 844, Lower South Providence)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

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

Applicant: Walter Bronhard and Brook Holding LLC

The applicant is proposing to demolish the existing buildings to construct a new mixed-use five story building with commercial use on the ground floor and 25 dwelling units on the four upper stories in the C-2 zone. The applicant is seeking preliminary plan approval and requesting a dimensional adjustment to maintain a height of 58' and five stories where 50' and four stories are allowed by right in the zone. The applicant is also requesting a design waiver for locating residential development within 20' of a main street – for action (AP 12 Lots 180 and 260, College Hill)

MINOR LAND DEVELOPMENT PROJECT

4. Case No. 22-056MI – 300 Valley Street

Applicant: The Kingdom Trust Company

The applicant is proposing to construct a 52 unit, five story, approximately 67' tall multifamily dwelling with internal parking in the M-MU 75 zone – for action (AP 65 Lot 72, Valley)

MINOR LAND DEVELOPMENT PROJECT

5. Case No. 22-062MI – 473 Washington Street

Applicant: 468 West Fountain Street LLC

The applicant is requesting preliminary plan approval to construct a four story, 27 unit residential building in the C-2 zone – for action (AP 29 Lot 561, Federal Hill)

CITY COUNCIL REFERRAL

6. Referral No. 3535 – 322 Washington Street

Petitioner: LAC Northeast Developer LLC

The petitioner is requesting a rezoning of the subject property, which is zoned C-2, to be included under the Transit Oriented Development (TOD) overlay – for action (AP 25 Lot 464, Federal Hill)

MINOR LAND DEVELOPMENT PROJECT

7. Case No. 22-063MI – 322 Washington Street

Applicant: LAC Northeast Developer LLC

The applicant is proposing to construct a six-story, 76 unit building with 43 internal parking spaces on a vacant lot measuring approximately 20,394 SF in the C-2 zone. A dimensional adjustment to maintain a height of 62' and two additional stories is being requested where the height limit in the C-2 zone is four stories and 50'. A dimensional adjustment is also requested to reduce parking to 43 spaces where 76 are required.

The applicant has petitioned to rezone the lot to include it under the TOD overlay and submitted an alternate plan that would permit 81 dwelling units and 21 internal parking spaces by right if the rezoning is approved – for action (AP 25 Lot 464, Federal 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.
- 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.