



CITY OF PROVIDENCE MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, JANUARY 24, 2023, 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 fourth Tuesday of January**

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 December 13, 2022 meeting
- Election of Officers for the 2023 calendar year
- Director's Report

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

1. 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 requesting a design waiver for locating residential development within 20' of a main street. The applicant is also requesting waivers from submission of all state approvals and a detailed landscaping plan at the preliminary plan stage – for action (AP 12 Lots 180 and 260, College Hill) – **Continued from the December 13, 2022 meeting**

CITY COUNCIL REFERRAL

2. Referral No. 3537 – 106 Argol

Petitioner: Deonte Rashad Dunn

The petitioner is requesting a rezoning of the subject property from R-1 to R-2 – for action (AP 77 Lot 852, Charles)

CITY COUNCIL REFERRAL

3. Referral No. 3536 – 2 Ring Street

Petitioner: RT8 Realty Trust

The petitioner is requesting a rezoning of the subject property from R-3 to R-4 – for action (AP 33 Lot 670, Federal Hill)

INSTITUTIONAL MASTER PLAN

4. Rhode Island School of Design (RISD) Institutional Master Plan

The applicant, is seeking to renew approval of their Institutional Master Plan that was last reviewed in 2018. No amendments are proposed. The renewal would be valid until 2028 – for action (College Hill)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

5. Case No. 22-069MA – 541 Hartford Ave

Applicant: E2000 LLC

The applicant is requesting to combine master and preliminary plan approval to construct a 47' tall, four story, mixed-use development with commercial on the ground floor and 30 dwelling units on the three upper stories in the C-2 zone. A dimensional adjustment for parking is requested where 33 total spaces are required but 20 will be provided. Design waivers for the width of recessed entries, and the corner side setback build-to percentage requirement are requested. A waiver from submission of state approvals at the preliminary plan stage is also requested – for action (AP 113 Lots 232, 233, 235 and 244, Hartford)

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.