



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

**PROVIDENCE CITY PLAN COMMISSION
NOTICE OF REGULAR MEETING**

TUESDAY, APRIL 18, 2023, 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 March 21, 2023 meeting
- Director's Report

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING – UNIFIED DEVELOPMENT REVIEW – WITHDRAWAL OF APPLICATION

1. Case No. 23-007UDR – 740 Plainfield Street

Applicant: Excel Academy

The applicant has withdrawn the application – for action (AP 110 Lots 143, 148 and 156, Silver Lake)

MINOR SUBDIVISION

2. Case No. 23-024MI – 69 Depinedo Street

Applicant: Adrian Dalomba and Kyle Bell

The applicants are proposing to subdivide the subject lot which measures approximately 13,584 SF into two lots of 6,412 SF and 7,180 SF in the R-2 zone – for action (AP 77 Lot 275, Charles)

CITY COUNCIL REFERRAL

3. Referral No. 3538 – Rezoning of 693 and 697 Douglas Ave

Petitioner: Vicioso Homes LLC

The petitioner is requesting a rezoning of the subject property from R-2 to R-4 – for action (AP 99 Lots 217 and 218, Wanskuck)

DEPARTMENT OF PLANNING & DEVELOPMENT

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CITY COUNCIL REFERRAL

4. Referral No. 3543 – Rezoning of 4 Avon Street

Petitioner: Alphaomega Properties LLC

The petitioner is requesting a rezoning of the subject lot from R-3 to R-4 – for action (AP 42 Lot 9, West End)

CITY COUNCIL REFERRAL

5. Referral No. 3544 – Amendment of ordinance pertaining to mobile food sales

Petitioner: Cornish Associates

The petitioner is requesting an amendment to Section 1203.C of the zoning ordinance pertaining to temporary mobile food sales – for action

INSTITUTIONAL MASTER PLAN AMENDMENT

6. Providence College Institutional Master Plan Amendment

Amendment to Providence College's Institutional Master Plan for construction of a five story, 147,000 SF academic building for nursing and health sciences – for action (Elmhurst)

MINOR SUBDIVISION

7. Case No. 23-017UDR – 56 Bridgham Street

Applicant: Historic West End II LP

Subdivision of a through lot with frontage on Bridgham and Arch Streets measuring 12,200 SF into two lots measuring approximately 7,142 SF and 5,257 SF in the R-3 zone. Pursuant to Unified Development Review, the applicant is seeking a dimensional variance from the lot width requirement where a width of 50' is required but 40' will be provided on Arch Street – for action (AP 30 Lot 665, West End)

MAJOR LAND DEVELOPMENT PROJECT

8. Case No. 23-021MA – 269 Wickenden Street

Applicant: Fox Point Capital LLC

The applicant is requesting master plan approval to construct a five story mixed-use building with a cellar that will provide commercial space, internal parking and 62 residential units in the C-2 zone. The applicant is seeking a dimensional adjustment for the proposed height of five stories and approximately 65'. A design waiver from the height of window sills over 2' from grade is also requested – for action (AP 18 Lots 190 and 192, Fox Point)

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.