



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

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

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**TUESDAY, JUNE 27, 2023, 5:00 PM**

Joseph Doorley Municipal Building, 444 Westminster Street,  
1<sup>st</sup> 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 May 16, 2023 meeting
- Election of Commission Secretary
- Director's Report

**MINOR SUBDIVISION**

**1. Case no. 23-037MI – 572 Elmwood Ave**

**Applicant: 103 Evergreen LLC**

The applicant is proposing to subdivide a lot in the C-2 zone measuring approximately 20,103 SF into two lots of 12,103SF and 8,000 SF – for action (AP 52 Lot 19)

**DEVELOPMENT PLAN REVIEW**

**2. Case No. 2023-07 DPR – 73 and 78 Stanwood Street**

**Applicant: Montessori Community School of Rhode Island**

The applicant is requesting approval of their campus plan of development to expand the existing school at 73 Stanwood Street into a second building at 78 Stanwood Street. The school is located in the R-3 zone – for action (AP 49 lots 630 and 403, Elmwood)

**CITY COUNCIL REFERRAL**

**3. Referral No. 3546 – Zoning Ordinance Amendment**

**Proponent: Councilman Miguel Sanchez and members of the City Council**

The proponents are proposing to amend Section 1200.F—prohibited uses and Section 1201—Use Matrix of the zoning ordinance to prohibit self-storage facilities throughout the City – for action

**DEPARTMENT OF PLANNING & DEVELOPMENT**

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903  
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#### **CITY COUNCIL REFERRAL**

##### **4. Referral No. 3547 – 12 Buffalo Court**

**Petitioner: Francisco Cruz**

The petitioner is requesting a rezoning of the subject lot from R-3 to R-4 to allow for construction of two two-family dwellings on the lot– for action (AP 42 Lot 11, West End)

#### **CITY COUNCIL REFERRAL**

##### **5. Referral No. 3541 – Rezoning of 515 Prairie Ave and 134-138 Gallup Street**

**Petitioner: Kyltiff Investments and Consulting LLC**

The petitioner is requesting a rezoning of the subject lots from R-3 to R-4 for construction of a multifamily dwelling – for action  
(AP 53 Lots 101, 99 and 98, Lower South Providence)

#### **MINOR LAND DEVELOPMENT PROJECT**

##### **6. Case No. 23-023MI – 515 Prairie Ave and 134-138 Gallup Street**

**Applicant: Kyltiff Investments and Consulting LLC**

The applicant is requesting preliminary plan approval to construct a three story, 15 unit apartment building. The site is zoned R-3 but a change to R-4 has been requested – for action (AP 53 Lots 101, 99 and 98, Lower South Providence)

#### **MINOR SUBDIVISION**

##### **7. Case No. 23-035MI – 25 Sybaris Street**

**Applicant: Kyle Bell**

The applicant is requesting to subdivide the lot which measures 10,760 SF into two lots of 5,656 SF and 5,104 SF. The lot is zoned R-2 – for action (AP 95 Lot 311, Mt Pleasant)

#### **MINOR LAND DEVELOPMENT PROJECT**

##### **8. Case no. 23-036MI – 547 Chalkstone Ave**

**Applicant: Wilbel Abreu**

The applicant is requesting preliminary plan approval to construct a four story, 12 unit multifamily dwelling in the C-2 zone – for action (AP 69 Lot 261, Smith 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](mailto: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](mailto: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](mailto:cmanjrekar@providenceri.gov) or **401-680-8525** if you have any questions regarding this meeting.