



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, OCTOBER 17, 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 September 19, 2023 meeting
- Director's Report

All matters appearing on the agenda are scheduled for discussion and possible vote or other action.

REQUEST FOR EXTENSION

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

Applicant: LAC Northeast Developer LLC

The applicant is requesting a one year extension of the preliminary plan approval – for vote (AP 25 Lot 464, Federal Hill)

CITY COUNCIL REFERRAL/DEVELOPMENT REVIEW REGULATIONS

2. Referral No. 3555 – Zoning Ordinance and Development Review Regulations

Proponent: Department of Planning and Development

Review and vote on zoning changes to implement new state laws, and discussion of changes to the development review regulations to implement new state laws – for discussion and vote

DEVELOPMENT PLAN REVIEW

3. Case No. 2023-11 DPR – 870 Westminster Street

Applicant: Omni 870W LLC

The applicant is requesting a design waiver from Section 503.A.8 of the ordinance to allow for residential use within 20' of a main street – for vote (AP 29 Lot 185, West End)

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903

PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

**MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW
PUBLIC HEARING**

4. Case No. 23-051UDR – 770 Manton Ave

Applicant: Maxton Investments LLC

The applicant is proposing to subdivide the subject lot which measures approximately 16,315 SF, and zoned R-2, into two lots of 7,750 SF and 8,564 SF. Pursuant to unified development review, the applicant is requesting relief from the lot width requirement where a width of 50' is required for new lots, but widths of approximately 40' and 41' will be provided – for vote (AP 34 Lot 303, Manton)

**MAJOR LAND DEVELOPMENT PROJECT
PUBLIC INFORMATIONAL MEETING**

5. 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 that will provide commercial space, internal parking and 75 residential units in the C-2 zone. The applicant is seeking a dimensional adjustment for the proposed height of five stories and approximately 66'5" where 50' and four stories are permitted by right. A dimensional adjustment of 10' from the rear yard setback requirement is also requested. Design waivers for residential use on a main street and height of window sills from grade are also requested – for vote (AP 18 Lots 190 and 192, Fox Point)

**MINOR LAND DEVELOPMENT PROJECT – UNIFIED DEVELOPMENT REVIEW
PUBLIC HEARING**

6. Case No. 23-050UDR – 45 Parade Street

Applicant: 45 Parade LLC

The applicant is proposing to construct a four story, 43' tall, 26 unit apartment building with accessory parking and associated site improvements in the R-4 zone. Pursuant to unified development review, the applicant is seeking relief from the total maximum impervious coverage rear-yard limit, total maximum impervious surface coverage, offstreet parking requirement where 26 spaces are required but 22 will be provided, drive aisle width of 22' where 20' are required, and the amount of compact parking space where 10% of compact spaces are permitted but 40% of compact spaces are proposed. The applicant is seeking preliminary plan approval – for vote (AP 35 Lot 596, West End)

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.