



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, FEBRUARY 20, 2024, 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

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

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the January 16, 2024 meeting
- Director's Report

COMPREHENSIVE PLAN

1. Comprehensive plan update

Staff presentation on the Comprehensive Plan's growth strategy – for discussion

CITY COUNCIL REFERRAL

2. Referral No. 3570 – 400-410 Hope Street

Petitioner: Meow Mix LLC

The petitioner is requesting a rezoning of the subject lot from R-3 to C-1 – for vote (AP 9 Lot 614, Mt. Hope)

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

3. Case No. 23-056UDR – 2 Ware Ct

Applicant: Rossco Contracting Group

The applicant is proposing to subdivide the lot which measures approximately 6,200 SF and is occupied by three buildings, into two lots of 2,171 SF and 4,032 SF with lots occupied by one and two buildings respectively. Pursuant to unified development review, the applicant is seeking relief from the requirements for minimum lot size, minimum lot width, rear yard setback, impervious

DEPARTMENT OF PLANNING & DEVELOPMENT

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surface coverage and relief for two principal buildings on a lot – for vote (AP 31 Lot 115, West End)
– continued from the January 16, 2024 meeting

CITY COUNCIL REFERRAL

4. Referral No. 3571 – 702-710 Potters Ave

Petitioner: Boysie Fortez

The petitioner is requesting a rezoning of the subject lots from R-3 to M-MU 75 – for vote (AP 43 Lots 411, 412 and 1000, West End)

CITY COUNCIL REFERRAL

5. Referral No. 3572 – 103 Evergreen Street

Petitioner: 103 Evergreen LLC

The petitioner is requesting a rezoning of the subject lot from R-3 to R-4, for which a minor land development project plan has been submitted – for vote (AP 5 Lot 521, Mt. Hope)

MINOR LAND DEVELOPMENT PROJECT

6. Case No. 23-064MI – 106 Reservoir

Petitioner: KC Holdings LLC

The applicant is requesting to construct a three story residential addition to a one story commercial building, providing 21 dwelling units and resulting in a 40' tall, four story building with landscaping, parking and other site improvements. A dimensional adjustment for parking is requested where 22 spaces are required but 12 will be provided – for vote (AP 125 Lot 2, Reservoir)

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.