



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, MARCH 19, 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 February 20, 2024 meeting
- Director's Report

REQUEST FOR EXTENSION

1. Case no. 23-006UDR – 797 Academy Ave

Applicant: Gertrudis Quiles

The applicant is requesting a one-year extension of the preliminary plan approval of the subject minor subdivision – for vote (AP 85 Lot 555, Elmhurst)

CITY COUNCIL REFERRAL

2. Referral no. 3573 – 239 Cranston Street

Petitioner: Providence Community Health Centers

The petitioner is requesting a rezoning of the subject property from R-3 to C-2 – for vote (AP 32 Lot 395, West End)

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

3. Case no. 23-054UDR – 53 Pomona Ave

Applicant: Michael Kelly

The applicant is proposing to subdivide the lot which measures approximately 9,682 SF and is zoned R-2, into two lots of 5,000 SF and 4,682 SF. Pursuant to unified development review, the

DEPARTMENT OF PLANNING & DEVELOPMENT

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

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applicant is seeking relief from the minimum lot size requirements where a minimum of 5,000 SF is required for each new lot – for vote (AP 64 Lot 896, Mt. Pleasant) – **continued from the January 16, 2024 meeting**

MAJOR LAND DEVELOPMENT PROJECT – UNIFIED DEVELOPMENT REVIEW PUBLIC HEARING

4. Case no. 24-005UDR – 254 Westwood Ave

Applicant: City of Providence

The lot is vacant and measures approximately 35,909 SF in the R-2 zone. It has frontage on Eastwood Ave and Laban and Merino Streets. The applicant is proposing to construct a two-story, 36' tall middle school building. Pursuant to UDR, the applicant is seeking variances for parking, lot coverage and setbacks. The applicant is requesting to combine master and preliminary plan approval and requesting waivers from submission of certain items at the preliminary plan stage. – for vote (AP 107 Lot 111, Hartford)

COMPREHENSIVE PLAN

5. Comprehensive plan update

Staff presentation on the draft land use chapter of the Comprehensive Plan – for discussion

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.

Administrative Officer's report on administrative approvals

1. 24-001A: 12-16 Meni Ct – Merging of AP 53 Lots 663 and 664 recorded on 2/1/24
2. 24-006A: 0 and 36 Liege Street – Alteration of lot lines on AP 119 Lots 253 and 254
3. 24-008A: 446 Branch Ave and 534 Charles Street – Merging of AP 76 Lots 470 and 524
4. 24-009MI: 21 Jones Street – Subdivision of AP 26 lot 383 into two lots