



# CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

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

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**TUESDAY, APRIL 16, 2024, 4:45 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

***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 March 19, 2024 meeting
- Director's Report

### **MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW**

#### **PUBLIC HEARING**

#### **1. 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 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 March 19, 2024 meeting**

### **MAJOR LAND DEVELOPMENT PROJECT**

#### **FINAL PLAN PRESENTATION**

#### **2. Case no. 24-005UDR – 254 Eastwood 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. The applicant will present the final plan and a traffic study for the area surrounding the school – for vote (AP 107 Lot 111, Hartford)

### **DEPARTMENT OF PLANNING & DEVELOPMENT**

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

PHONE 401.680.8400 | [WWW.PROVIDENCERI.GOV/PLANNING](http://WWW.PROVIDENCERI.GOV/PLANNING)

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

**3. Case no. 24-004MA– 60 Camden Ave**

**Applicant: City of Providence**

The applicant is proposing to demolish and redevelop the existing school building with ancillary site, landscaping, parking and roadway improvements. The applicant is seeking to combine master and preliminary plan approval and is requesting a waiver from submission of state approvals at the preliminary plan stage.

– for vote (AP 69 Lots 215 and 186, Smith Hill)

**MAJOR LAND DEVELOPMENT PROJECT  
PUBLIC HEARING**

**4. Case no. 24-011MA – 220 Blackstone Street**

**Applicant: Marathon Development LLC**

The applicant is proposing to construct a six-story mixed use residential/commercial building, and a second two story commercial structure proposed for educational use in addition to ancillary site and roadway improvements including parking and landscaping. The applicant is seeking to combine master and preliminary plan approval. A 50% dimensional adjustment from the parking requirement, and a waiver from submission of state approvals at the preliminary plan stage is also requested – for vote (AP 45 Lot 185, Upper South Providence)

**CITY COUNCIL REFERRAL**

**5. Referral no. 3575 – 176 Gano Street and 38 Amy Street**

**Petitioner: John Edward Quattrochi**

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 14 Lots 193 and 194)

**CITY COUNCIL REFERRAL**

**6. Referral no. 3574 – Richmond and Elm Streets**

**Petitioner: Brown University**

The petitioner is requesting an abandonment of portions of Richmond and Elm Streets adjacent to property owned by the petitioner – for vote (Downtown)

**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.

**Administrative Officer's report on administrative approvals**