



# CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

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

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**TUESDAY, JANUARY 21, 2025, 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 December 17, 2024 meeting
- Election of Officers
- Director's Report

### **MAJOR LAND DEVELOPMENT PROJECT**

#### **PUBLIC HEARING**

##### **1. Case no. 24-069MA– 70 Houghton Street**

**Applicant:** College Hill Development LLC

**Owner:** Providence Redevelopment Agency

The applicant is proposing to construct three commercial multi-purpose buildings with associated improvements on the vacant subject lot in the M-MU 75 zone. The applicant is requesting master plan approval and is seeking waivers from the height calculation of buildings from average grade, and submission of elevations and renderings of the buildings at the preliminary plan stage – for vote (AP 78 Lot 457, Wanskuck)

### **CITY COUNCIL REFERRAL**

##### **2. Referral No. 3591 – Abandonment of Steele Street**

**Petitioners:** 161 Steele Street LLC

The petitioners are requesting an abandonment of a portion of Steele Street – for vote (Mt. Hope)

### **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)

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

### **PUBLIC HEARING**

#### **3. Case no. 24-076UDR – 16-22 Grove Street**

##### **Applicant: 16 Grove LLC**

The applicant is proposing to subdivide the lot which measures approximately 7,638 SF and is occupied by two three-family dwellings, into two lots of 3,820 SF and 3,817 SF with one building on each lot. Pursuant to unified development review, the applicant is seeking relief for both lots from the requirements for minimum lot size, minimum lot area, minimum lot width, maximum total, front and rear yard impervious surface coverage and side setback, and maximum building coverage for proposed parcel B – for vote (AP 28 Lot 901, Federal Hill)

## **MAJOR LAND DEVELOPMENT PROJECT**

### **PUBLIC HEARING**

#### **4. Case no. 23-012MA– 269 Wickenden Street**

##### **Applicant: Fox Point Capital LLC**

The applicant is requesting preliminary plan approval to construct a five-story mixed-use building that will provide commercial space and 74 residential units in the C-2 zone. A waiver from submission of state approvals at the preliminary plan stage is requested – for vote (AP 18 Lots 190 and 192, Fox Point)

## **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**

25-001MI: Subdivision of AP 120 Lot 486 – submitted