



# CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

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

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**TUESDAY, APRIL 15, 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 March 18, 2025 meeting
- Director's Report – Discussion of Comprehensive Plan zoning changes

### **CITY COUNCIL REFERRAL**

#### **1. Referral no 3592 – Tolling of variances for Downtown surface parking lots**

**Petitioner: PRI XIV LP**

The petitioner is requesting that the zoning ordinance be amended to toll zoning variances for Downtown surface parking lots until December 31, 2029 – for action (Downtown)

### **CITY COUNCIL REFERRAL**

#### **2. Referral no 3593 – 14 Braman Street**

**Petitioners: Bess Mer Realty Corp and Paper Crown Preschool LLC**

The petitioner is requesting a rezoning of the subject property from R-3 to C-2 – for action (AP 6 Lot 8, Blackstone)

### **MINOR LAND DEVELOPMENT PROJECT**

#### **3. Case no. 25-013MI – 327 Elmwood Ave**

**Applicant: Women's Development Corp**

**Owner: Providence Redevelopment Agency**

The applicant is proposing to construct a 59' tall five story mixed use building with commercial on the first floor and 44 residential units in the C-2 zone. The applicant is requesting a dimensional

### **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)

adjustment from the 50' four story height limit of the zone, and a design waiver for the proposed depth of entrances – for action (AP 49 Lot 603, 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](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

25-010A: Merging of AP 58 lots 569, 798 and 805

25-011A: Addition of abandoned former RIDOT right-of-way into City maps as a legal lot AP 68 Lot 856