



# CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

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

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**TUESDAY, MAY 20, 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:

301 715 8592, 305 224 1968, 309 205 3325, or 646 931 3860

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 April 15, 2025 meeting
- Director's Report – Discussion of Comprehensive Plan zoning changes

### **CITY COUNCIL REFERRAL**

#### **1. Referral no 3594 – Amendment of section 1904**

**Proponent: Department of Planning and Development**

The proponent is proposing to amend Section 1904.E.2 of the ordinance to clarify the rules for height adjustments that may be granted for land development projects – for action

### **CITY COUNCIL REFERRAL**

#### **2. Referral no 3596 – Rezoning of 83 Ethan Street**

**Petitioner: Pabel Fernandez**

The petitioner is requesting a rezoning of the subject property from R-3 to C-2 – for action (AP 110 Lot 249, Silver Lake)

### **INSTITUTIONAL MASTER PLAN**

#### **3. Providence College Institutional Master Plan**

Presentation of Providence College's five year Institutional Master Plan – for action

### **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 LAND DEVELOPMENT PROJECT

### 4. Case no. 25-019MI – 1107 Westminster Street

#### Applicant: 1107 Westminster LLC

The applicant is requesting preliminary plan approval, proposing to construct a 56' tall five story mixed use building with commercial on the first floor and 17 residential units in the C-2 zone. The applicant is requesting a dimensional adjustment from the 50', four story height limit of the zone, and a design waiver from the width of building entrances – for action (AP 32 Lot 50, Federal Hill)

## 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

25-012A: Merging of AP 43 lots 5 and 6

25-016A: Merging of AP 125 lots 2 and 4

25-018A: Merging of AP 25 lot 186 with abandoned right of way

25-020MI: Subdivision of AP 110 Lot 187

25-021A: Merging of AP 123 Lots 165, 166 and 171

25-023MI: Construction of a four story apartment building with 12 residential units