



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, JULY 15, 2025, 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:

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 June 17, 2025 meeting
- Director's Report

CITY COUNCIL REFERRAL

1. Referral no 3601 – 1 Charles Street

Petitioner: 1 Charles LLC

The petitioner is requesting a rezoning of the subject lot from R-4 to D1-45 – for vote
(AP 3 Lot 616, Charles)

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW – MAJOR CHANGE

PUBLIC HEARING

2. Case no. 24-076UDR – 16-22 Grove Street

Applicant: 16 Grove LLC

The applicant is seeking preliminary plan approval for a major change to an approved subdivision with unified development review in the R-4 zone. The CPC approved a minor subdivision of the subject 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. The CPC also granted associated relief 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. The applicant is requesting a major change, for relief for 56%

DEPARTMENT OF PLANNING & DEVELOPMENT

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front yard impervious coverage, 80% rear yard impervious coverage and 86% total maximum impervious coverage for lot A. Relief requested for lot B includes 57% front yard impervious coverage, and total maximum impervious coverage of 93%. The requests represent a major change from relief granted by the CPC – for vote (AP 28 Lot 901, Federal Hill)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

3. Case no 25-036MA – 21 New York Ave

Owner: Provport

The applicant is requesting to combine master and preliminary plan approval for construction of a metal framed fabric, storage building with a footprint of approximately 50,260 SF and associated improvements in the W-3 zone. The project site will occupy approximately 2.37 acres of an 11 acre lot. The applicant is requesting a waiver from submission of building renderings and state approvals at the preliminary plan stage – for vote (AP 56 Lot 352, Washington Park)

INSTITUTIONAL MASTER PLAN

4. Rhode Island Hospital

Applicant: Brown University Health

Presentation of Rhode Island Hospital's five year Institutional Master Plan – for vote

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 no later than 24 hours before the meeting. **Comments received after noon on the day of the meeting will not be considered.** 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

25-031MI: Subdivision of AP 42 Lot 452

25-032A: Merging of AP 97 Lots 177 and 268

25-034A: Merging of AP 91 Lots 16 and 17