



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, SEPTEMBER 16, 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 August 19, 2025 meeting
- Director's Report

MINOR LAND DEVELOPMENT PROJECT

REQUEST FOR EXTENSION

1. Case no. 23-050UDR – 45 Parade Street

Applicant: 45 Parade LLC

The applicant is requesting a one year extension of the validity of the preliminary plan approval – for vote (AP 35 Lot 596, West End)

MINOR LAND DEVELOPMENT PROJECT – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

2. Case no. 25-044UDR – 290 and 298 Public Street

Applicant: SWAP Inc

The applicant is proposing to construct an approximately 49' tall, four story multifamily residential building with 39 residential units in the R-P zone. A dimensional adjustment from the 45' height limit of the zone is requested in addition to an adjustment from the side yard setback requirement where 10' is required but 6' and 7' will be provided. A 50% adjustment from the parking requirement is requested where 39 spaces are required but 20 will be provided. Pursuant to Unified Development Review (UDR), the applicant is requesting zoning relief from the rear yard and total maximum impervious surface coverage requirements. A maximum of 50% rear yard

DEPARTMENT OF PLANNING & DEVELOPMENT

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impervious coverage is permitted and 74% is proposed. A total of 65% maximum impervious surface coverage is permitted but approximately 78.3% is proposed – for vote (AP 48 Lots 938 and 939, Lower South Providence) – continued from the August 19 meeting

INSTITUTIONAL MASTER PLAN

3. Providence College Institutional Master Plan

Presentation of Providence College's five year Institutional Master Plan – for vote – continued from the May 20, 2025 meeting

MAJOR CHANGE

4. Case no 23-055MIL–150 Pitman Street

Applicant: Walter Bronhard

The applicant is requesting a major change consisting of an over 20% reduction in the number of dwelling units and a change to the design of an approved residential development in the C-2 zone. A design waiver from the build-to percentage requirement is requested where 60% of the building is required to be located within the front build-to zone but approximately 54% will be provided – for vote (AP 15 Lot 498, Wayland) – continued from the August 19, 2025 meeting

MINOR LAND DEVELOPMENT PROJECT

5. Case no. 24-024MIL – 128 Wayland Ave

Applicant: Elevator Properties Inc and Slim Investments LLC

The applicant is returning to the CPC requesting preliminary plan approval to construct a mixed use building with 22 apartments and commercial space on the ground floor, in the C-2 zone. Preliminary plan approval granted in August 2024 was vacated by a court decision, requiring the CPC to make new findings. A dimensional adjustment for height is requested where a height of five stories and 57'3" is proposed, over the 50', four story height limit of the zone – for action (AP 14 Lot 29, Wayland)

MINOR LAND DEVELOPMENT PROJECT

6. Case no. 24-053MIL – 885 Westminster Street

Applicant: WW Holdings LLC

The applicant is requesting preliminary plan approval to add three stories of residential development to an existing two story building, resulting in a total of 74 units with structured parking in the C-2 zone. The applicant is requesting a dimensional adjustment for a height of approximately 64' and six stories, consisting of a partial basement and five upper stories, where 50' and four stories is permitted by right. An approximately 50% reduction in the parking requirement is also requested where 74 spaces are required and 38 will be provided. A waiver from submission of a signage plan at the preliminary plan stage is requested – for vote (AP 29 Lot 137, 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
- 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

25-039A: Merging of AP 43 Lots 38, 376, 387 and 388

25-048A: New lots from abandoned portions of Richmond and Elm Streets

25-049MI: Subdivision of AP 64 Lot 186