



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, NOVEMBER 18, 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 October 21, 2025 meeting
- Director's Report – Discussion of updates to the CPC's Development Review Regulations

MINOR LAND DEVELOPMENT PROJECT

REQUEST FOR EXTENSION

1. Case no 22-063MI – 322 Washington Street

Petitioner: LAC Northeast Developer LLC

The applicant is requesting a one year extension of the validity of the preliminary plan approval – for vote (AP 25 Lot 464, Federal Hill)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

2. Case no. 25-075MA– 195 Nelson Street (RFK School)

Applicant: City of Providence

The applicant is proposing to construct a four story, 59' tall school building serving pre-K to 8th grade students in the PS zone. Combined approval of the master/preliminary plan is requested in addition to a dimensional adjustment for height, which is a maximum of 50' in the zone. The applicant is requesting waivers from submission of city and state approvals, a lighting plan, signage plan, and a stormwater management plan at the preliminary plan stage – for vote (AP 85 Lot 195, Elmhurst)

DEPARTMENT OF PLANNING & DEVELOPMENT

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MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

3. Case no. 25-081MA– 188 Princeton Ave (Stuart Lima School)

Applicant: City of Providence

The applicant is proposing to construct a three story, 40' tall K-8 school building with associated ancillary improvements including parking, landscaping and recreational areas. The applicant is requesting to combine master and preliminary plan approval and requesting a waiver from submission of city and state approvals at the preliminary plan stage – for vote (AP 44 Lot 552, West End)

CITY COUNCIL REFERRAL

4. Referral no 3605 – Zoning Ordinance Amendment

Proponent: Department of Planning and Development

Presentation of amendments to the zoning ordinance to comply with changes to state law, conform to the comprehensive plan, and clarify and update certain sections – 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

25-061A – 20 Edward Street (AP 72 lots 140 and 141): Reconfiguration of subject lots

25-068A – 12 Royal Ave (AP 124 lots 307 and 310): Merging of subject lots

25-069A – 70 Jefferson Street (AP 68 lots 707, 725, 798, and 829): Reconfiguration of subject lots