



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, DECEMBER 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 November 18, 2025 meeting
- Adoption of the 2026 meeting calendar
- Director's Report – Presentation of the year in review

DEVELOPMENT PLAN REVIEW

1. Case no. 2025-13 DPR – 1101 Elmwood Ave

Applicant: International Property Investment and Management LLC

The applicant is requesting a design waiver from section 503.A.8 of the ordinance to allow for residential use within 20 feet of a main street in the C-2 zone – for vote
(AP 88 Lot 45, South Elmwood)

MINOR LAND DEVELOPMENT PROJECT

2. Case no. 24-041MI – 27 E River Street

Applicant: 27 E River LLC

The applicant is proposing to construct a multifamily residential building with 355 units and 281 internal parking spaces in the W-2 zone. A 50% dimensional adjustment for parking is requested in addition to a 15 foot adjustment for height where a height of 75 feet is permitted by right and 90 feet is proposed – for vote (AP 15 Lot 483, Wayland)

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903

PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

DEVELOPMENT REVIEW REGULATIONS

PUBLIC HEARING

3. Amendment of the Commission's Land Development and Subdivision Review Regulations

Proponent: Department of Planning and Development

Adoption of amendments to the Commission's Land Development and Subdivision Review regulations based on changes to state law – for vote

ADJOURNMENT

IMPORTANT INFORMATION

- Documents for the agenda items may be accessed at:
<http://www.providenceri.gov/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

23-067MIL – 20 America St (AP 28 lot 1046): Construction of 23 unit apartment building

25-033MIS – 218 Indiana Ave (AP 87 Lot 112): Subdivision into two lots

25-078MIS – 539 Douglas Ave (AP 70 Lot 190): Subdivision of lot into five lots

25-079MIS – 24 Whittier Ave (AP 105 Lot 321): Subdivision into two lots

25-084MIS – 120 Langdon St (AP 98 Lot 154): Subdivision into two lots