



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, MARCH 3, 2026, 4:45 PM

Joseph Doorley Municipal Building, 444 Westminster Street,
1st Floor meeting room, Providence RI 02903

******* Note the changed date. This meeting was moved from the regularly scheduled February 24 meeting *******

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

Virtual access options are being provided only as a convenience and not as an official “location” where access to the meeting is guaranteed. *Being physically present at the meeting is the only way to guarantee access to the meeting.*

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 January 20, 2026 meeting
- Director’s Report

REQUEST FOR EXTENSION

1. Case no 23-066MI – 64 America Street

Applicant: Providence Growth 2019 Fund Holdings LLC

The applicant is requesting a one year extension to the validity of the preliminary plan – for vote (AP 28 Lot 819, Federal Hill)

DEPARTMENT OF PLANNING & DEVELOPMENT

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

PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

CITY COUNCIL REFERRAL

2. Referral no. 3608 – Zoning Ordinance Amendment

Petitioner: Brown University Health

The petitioner is requesting to amend the ordinance to permit temporary principal use parking lots to replace parking displaced during construction of a parking structure – for vote

CITY COUNCIL REFERRAL

3. Referral no. 3609 – Zoning Ordinance Amendment

Petitioners: 1145 Main Associates LP and Dobbie Associates

The petitioner is requesting a rezoning of 34 Temple Street and 13 Potters Ave from R-3 to M-MU 75 – for vote (AP 46 Lots 391 and 395, Lower South Providence)

MAJOR LAND DEVELOPMENT PROJECT – PUBLIC HEARING

4. Case no. 26-009 MA – 450 Charles Street

Applicant: 329 Development LLC

The applicant is requesting to combine master and preliminary plan approval to construct a building that will serve as a contractor’s storage yard in the M-1 zone. The applicant is requesting waivers from submission of state approvals and a signage plan at the preliminary plan stage – for vote (AP 76 Lot 529, Charles)

CITY PLAN COMMISSION HANDBOOK

5. Amendment of procedure pertaining to Designation of Local Historic Districts

Proponent: Department of Planning and Development

Amendment of Policy 2 of the Commission’s handbook to streamline the process and procedure pertaining to designation of local Historic Districts – for vote

CITY COUNCIL REFERRAL

6. Referral no. 3610 – Creation of Wanskuck Historic District

Proponent: Councilman Justin Roias

The petitioner is proposing to amend the zoning map to create a historic district overlay in the Wanskuck neighborhood roughly bounded by Woodward Road, Iowa and Squanto Streets – for vote (Wanskuck)

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
- Virtual access options are being provided only as a convenience and not as an official “location” where access to the meeting is guaranteed. Being physically present at the meeting is the only way to guarantee access to the meeting.

- 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