

Providence City Plan Commission

March 24, 2026



AGENDA ITEM 1 ■ REINSTATEMENT OF LAND DEVELOPMENT PROJECT

OVERVIEW

APPLICANT:	Clearview Inc	RECOMMENDATION:	Reinstate the subject project
CASE NO./ PROJECT TYPE:	23-039MA Major Land Development Project		
PROJECT DESCRIPTION:	Reinstatement of master and preliminary plan	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The applicant received combined master and preliminary plan approval to construct three mixed use buildings on 661, 663 and 665 Plainfield Street with associated relief. The CPC approved the following:

- 661 Plainfield Street (AP 112 Lot 431, 5,794 SF) — Four stories, ~ 45', eight units, two commercial spaces with relief from the corner side setback requirement.
- 663 Plainfield Street (AP 112 Lot 430, 5,088 SF) — Four stories, ~ 45', eight units, two commercial spaces
- 665 Plainfield Street (AP 112 Lot 429, 7,245 SF) — Four stories, ~ 45', eight units, three commercial spaces. Relief from the front yard build-to percentage requirement.

The applicant is requesting reinstatement of the approval which expired in August 2025, two years after the plan was approved.

Per section 1006.B of the ordinance, the plan may be reinstated subject to making positive findings for the following:

a. The subdivision or development is consistent with the Comprehensive Plan, and the Comprehensive Plan has not changed substantially since the time of the original application as it would apply to this subdivision or development.

The CPC found the development to conform to the Comprehensive Plan, which was located under the neighborhood commercial/mixed use designation. The Comprehensive Plan has been updated since the project was approved, but the development is still located under the neighborhood commercial/mixed use development designation which encourages mixed use development with pedestrian oriented commercial uses. Reinstatement is not expected to affect conformance with the Comprehensive Plan.

b. These regulations, the Zoning Ordinance, and all applicable state and federal regulations are substantially the same as they were at the time of original application, as they would apply to this subdivision or development project.

There have been no appreciable changes to the zoning ordinance as applicable to this project.

c. The zoning map designation for the subdivision or development project has not changed substantially since the time of original application.

The site was zoned C-1 at the time of review and is now zoned C-2. This does not represent a substantial change as the dimensional and use regulations of both zones are similar and permit mixed use development by right.

d. No substantial change to the physical conditions of the subdivision or development project or the abutting properties has occurred since the time of original application.

The site is vacant as it was at the time of the original review and no changes have occurred to abutting property since the original application.

Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC reinstate the master and preliminary plan approval, having made positive findings pursuant to section 1006.B of the development review regulations. The approval shall be valid for two years from the date of approval of the extension.