



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, APRIL 28, 2026, 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

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 March 31, 2026 meeting
- Director’s Report

CITY COUNCIL REFERRAL

1. Referral no 3612 – Eddy St, Bay St, O’Connell St and Sherburne Street rezoning

Petitioner: JC131 Realty LLC c/o Jeffrey Audet

The petitioner is requesting a rezoning of the subject lots from M-MU to M-1. A text change to section 1202.H is proposed which would allow storage containers to be used for permanent storage on site – for vote (AP 46 Lots 402, 403, 404, 408, 412, 415, 613, 614 AP 47 Lots 5, 6, 78, 87, 88, 328, 661, 663, 665, 835, Lower South Providence)

CITY COUNCIL REFERRAL

2. Referral no 3613 – 149 Governor Street

Petitioner: AGM Holdings LLC

The petitioner is requesting a rezoning of the subject lot from R-3 to R-P – for vote (AP 14 Lot 128, Fox Point)

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 PLAN REVIEW – UNIFIED DEVELOPMENT REVIEW
PUBLIC HEARING**

3. Case no. 2026-02 DPR – 859 Broad Street

Applicant: State of Rhode Island

The applicant is requesting Development Plan Review approval to construct a Community Residence in the C-2 zone. Pursuant to Unified Development Review, the applicant is seeking relief from the front and side yard setback requirements which requires at least 60% of the building to be built within the 0'-5' build-to zone of the front lot line and 40% of the building to be within 0'-5' of the side lot line. In addition, the applicant is seeking relief from the number of residents permitted in a community residence where eight are permitted and nine are proposed – for vote (AP 52 Lot 141, Elmwood)

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:

26-011A: Merging of AP 23 Lots 2, 3, 73, 763, and 766; **26-016A:** Reconfiguration of AP 72 Lots 333 and 334; **26-030A:** Reconfiguration of AP 93 Lots 289 and 294; **26-031A:** Merging of AP 25 Lots 145, 147, and 148; **26-032A:** Merging of AP 20 Lots 164, 177, 178, and 179; **26-036A:** Merging of AP 35 Lots 91, 94, 95, 96, 97, 98, 322, and an abandoned portion of Hill St; **26-037A:** Merging of AP 43 Lots 208 and 209; **25-042MIS:** Subdivision of AP 119 lot 139; **25-103MIS:** Subdivision of AP 109 Lot 629; **26-006MIS:** Subdivision of AP 99 Lot 495; **26-014MIS:** Subdivision of AP 18 Lot 192; **26-024MIS:** Subdivision of AP 71 Lot 228; **26-025MIS:** Subdivision of AP 63 Lot 569