



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, JULY 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 June 16, 2026 meeting
- Director's Report

CITY COUNCIL REFERRAL

1. Referral no 3618 – Rezoning of 1331 Eddy Street

Petitioner: Lindsey Morel

The petitioner is requesting a rezoning of 1331 Eddy Street from R-3 to R-P – for vote (AP 58 Lot 287, Washington Park)

MINOR LAND DEVELOPMENT PROJECT

2. Case no 26-047MIL – 203 Douglas Ave

Owner: PMP Group LLC – continued to the August 18 meeting at the applicant's request

The applicant is proposing to construct a mixed use building with commercial use on the first floor and 21 residential units in the rest of the building in the C-2 zone. A dimensional adjustment is requested for the proposed height of 49'2" and five stories where 50' and four stories are permitted by right in the zone. A waiver from indicating the location of the transformer on the site plan and a drainage plan are requested – for vote (AP 68 Lot 846, Smith 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

3. Referral no 3619 – Student Housing Growth Control Ordinance

Proponent: Councilwoman Shelley Peterson

Amendment of the zoning ordinance and zoning map to create a College Student Residential Overlay District and College Student Residential Buffer Overlay District to regulate student housing – for vote

CITY COUNCIL REFERRAL

4. Referral no 3620 – Billboard regulation

Petitioner: Dylan Conley

The petitioner is proposing an amendment to Section 2005 of the Zoning Ordinance regarding billboard removal and replacement with electronic message signs – 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:

25-087UDR – Subdivision of AP 105 Lot 370 at 75 Laban Street; **25-092MIS** – Subdivision of AP 83 Lot 91 at 535 Academy Ave; **26-004MIS** – Subdivision of AP 61 Lot 362 at 85 Rutherglen Ave; **26-005MIS** – Subdivision of AP 8 Lot 18 at 11 Tew Place; **26-013A** – Reconfiguration of AP 95 Lots 631 and 668 at 80 Erastus Street; **26-028A** – Reconfiguration of AP 33 Lots 217 and 218 at 112 Penn Street; **26-038UDR** – Subdivision of AP 105 Lot 478 at 50 Laban Street; **26-044MIS** – Subdivision of AP 12 Lot 156 at 97 Angell Street; **26-049A** – Merging of AP 68 Lots 1 and 131 at 383 Smith Street; **26-051A** – Reconfiguration of AP 89 Lots 380, 381 and 383 at 165 Alger Ave; **26-034MIS** – Subdivision of AP 43 Lot 1025 at 51 Seabury Street; **26-052A** – Merging of AP 20 Lots 62, 189, 191, 201 and 202 at 88 Dorrance Street; **26-054A** – Merging of AP 95 Lots 212 and 213 at 119 Parnell Street; **26-056A** – Merging of AP 36 Lots 149, 155 and 195 at 82 Wood Street; **26-057A** – Merging of AP 72 Lots 120 and 121 at 34 Horton Street; **26-058A** – Merging of AP 33 Lots 341, 343 and 344 at 22 Desoto Street; **26-059A** – Reconfiguration of AP 70 Lots 597 and 604 at 337 to 341 Douglas Ave;