



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, AUGUST 18, 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 July 28, 2026 meeting
- Director's Report

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

******* Item has been withdrawn at the applicant's request *******

1. Case no 26-046UDR – 14 Cargill Street

Applicant and Owner: Rhode Island Public Health Institute

The applicant is proposing to construct of a four story, approximately 52' tall medical services building with associated site amenities. The applicant is requesting a design waiver from the build to percentage on West Street and a dimensional variance from the parking requirement. The applicant has requested waivers from submission of a lighting plan and submission of state approvals at the preliminary plan stage. The applicant is requesting to combine master and preliminary plan approval – for information (AP 29 Lots 108 and 550, 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

MINOR LAND DEVELOPMENT PROJECT

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

Owner: PMP Group LLC

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) – **To be continued to the October 20 meeting at the applicant's request**

REQUEST FOR EXTENSION

3. Case no 23-065MI – 125 Tobey Street

Applicant: Tobey Street LLC

The applicant is requesting a one year extension of the validity of the preliminary plan – for vote (AP 35 Lot 555, Federal Hill)

CITY COUNCIL REFERRAL

4. Referral no 3622 – Rezoning of 21 and 25 Douglas Ave

Petitioner: 21 Douglas LLC

The petitioner is requesting a rezoning of the subject lots from R-4 to C-2 – for vote (AP 3 Lots 88 and 518, Smith Hill)

CITY COUNCIL REFERRAL

5. Referral no 3621 – Abandonment of a portion West Park Street

Petitioner: Erik Bright

The petitioner is requesting to abandon a portion of West Park Street – for vote (Smith Hill)

MINOR SUBDIVISION

PUBLIC HEARING

6. Case no 26-062UDR – 25 Fairview Street

Applicant: Ayala Properties LLC

The applicant is proposing to subdivide the lot measuring 6,150 SF into two lots, one of 3,525 SF (parcel 1) which will contain the existing single family dwelling, and a lot of 2,625 SF (parcel 2) pursuant to 2003.D of the zoning ordinance. Section 2003.D permits previously merged lots to be subdivided into lots of 3,000 SF with 30' of lot width. The applicant applied for an administrative modification for the area of parcel 2 and is seeking relief from the lot area requirement as an objection was received. No other dimensional relief is required – for vote (AP 64 Lot 967, Mt Pleasant)

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:

24-076UDR – Subdivision of AP 28 Lot 901 at 16-22 Grove Street; **25-082A** – Reconfiguration of AP 68 Lots 706 and 708 at 42 and 50 Common Street; **26-007UDR** – Subdivision of AP 84 Lot 24 at 55 Grosvenor Street; **26-027MIS** – Subdivision of AP 10 Lot 284 at 20 Olive Street; **26-034MIS** – Subdivision of AP 43 Lot 1025 at 51-55 Seabury Street; **26-043MIS** – Subdivision of AP 70 Lot 94 at 30 Alicant Street; **26-053A** – Reconfiguration of AP 32 Lots 38 and 596 at 268 Carpenter Street; **26-055A** – Reconfiguration of AP 73 Lots 418 and 521 at 987 North Main Street; **26-065A** – Merging of AP 53 Lots 23, 130, 131, 132, 133, 137 and 138 at 545 Prairie Ave; **26-066MIS** – Subdivision of AP 23 Lot 299 at 309 Point Street; **26-068A** – Merging of AP 47 Lots 87 and 88 at 188 Sherburne Street; **26-082A** – Merging of AP 68 Lots 162 and 165 at 21 and 25 Fillmore Street;