



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION

NOTICE OF REGULAR MEETING

TUESDAY, OCTOBER 20, 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 September 15, 2026 meeting
- Director's Report

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

1. Case no 26-106UDR– 111 Veazie Street

Applicant: Kyltiff Investments and Consulting LLC

Subdivision of lot measuring approximately 15,440 SF and occupied by a single dwelling into three lots in the R-3 zone where a minimum lot size of 5,000 SF and width of 50' is required. The applicant is proposing to subdivide the lot into three lots, each of over 5,000 SF. The applicant is seeking relief from the 50' minimum lot width requirement for two of the lots pursuant to Unified Development Review – for vote (AP 123 Lot 520, Wanskuck)

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 SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

2. Case no 26-0107UDR – 78 Updike Street

Applicant: Beaver LLC

The subject lot measures approximately 7,965 SF and is occupied by two two-family dwellings in the R-3 zone set to Updike Street. The applicant proposes to subdivide the lot into two lots, one of 4,664 SF and a second of 3,301 SF, with the intention of locating each building on a separate lot. The applicant is seeking relief from the maximum building coverage requirement, rear yard impervious, total maximum impervious coverage, front yard impervious coverage requirement and minimum pervious coverage requirement – for vote (AP 44 Lot 35, Elmwood)

CITY COUNCIL REFERRAL/MINOR LAND DEVELOPMENT PROJECT

3. Referral no 3623/26-084MIL – Rezoning of 1183 North Main Street

Petitioner/Applicant: GBR Properties LLC

The petitioner is requesting a rezoning of the subject lot which is zoned C-2, for inclusion under the Transit Oriented Development (TOD) overlay. The change is being requested to allow for a minor land development project consisting of construction of a six story, 35 residential unit mixed use development – for vote (AP 73 Lot 25, Hope)

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:

25-091MIS – Subdivision of AP 107 Lot 325 at 122 Laban Street; **25-101MIS** – Subdivision of AP 120 Lot 310 at 25 Pinehurst Ave; **26-019MIS** – Subdivision of AP 87 Lot 492 at 250 Massachusetts Ave;
25-060MIS – Subdivision of AP 116 Lots 724 at 275 Mount Pleasant Ave; **26-071MIS** – Subdivision of AP 120 Lot 449 at 108 Tyndall Ave; **26-086A** – Reconfiguration of AP 123 Lots 210, 212, and 215 at 14 Loveday Street; **26-088A** – Reconfiguration of AP 78 Lots 259 and 291 at 979 Branch Ave; **26-096A** – Merger of AP 46 Lots 320, 378, 391, 395, 396, 398, 399, 400, and 487 at 775 Eddy Street; **26-098MIS** – Subdivision of AP 112 Lot 343 at 110 Petteys Ave; **26-099MI** – Subdivision of AP 98 Lot 138 at 94 Langdon St; **26-110A** – Merger of AP 6 Lots 593 and 594 at 215 Camp Street;