



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, DECEMBER 17, 2019, 4:45 PM

Joseph Doorley Municipal Building, 1st Floor Meeting Room
444 Westminster Street, Providence, RI 02903

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the November 19, 2019 meeting
- Adoption of the 2020 meeting calendar
- Director's Report – Review and approval of decision to deny Case No. 19-064UDR – 209-217 Angell Street

LAND DEVELOPMENT PROJECT

PUBLIC HEARING – UNIFIED DEVELOPMENT REVIEW

1. Case No. 19-051 UDR – 311 Knight Street, 321 Knight and 1077 Westminster Street

Applicant: K & S Development

The applicant is proposing to construct a five-story, 34-unit, mixed use building with retail and interior parking on the first floor in the C-2 zone. The applicant is seeking dimensional adjustments from the height and parking requirements of the zone. A maximum height of 50 feet and four stories is permitted, but a height of 56 feet and five stories is proposed. A total of 34 parking spaces are required but the applicant is requesting a dimensional adjustment to provide 32. A design waiver from Section 503.A.8 of the ordinance is requested as parking for 15 percent of the building frontage will be provided within 20 feet of Westminster Street, which is considered a main street. The applicant is requesting to combine master and preliminary plan stages of review. The applicant is requesting a waiver from submission of all state approvals at the preliminary plan stage. The applicant may request additional waivers/adjustments at the meeting. One off-street loading space is required for multi-family dwellings over 40,000 SF. Pursuant to unified development review, the applicant is requesting a dimensional variance from provision of a loading space. The property is zoned C-2 – for action (AP 32 Lots 420, 49 and 472, Federal Hill) – **continued from the October 29, 2019 meeting**

MINOR SUBDIVISION

PUBLIC HEARING – UNIFIED DEVELOPMENT REVIEW

2. Case No. 19-072UDR – 797 Academy Ave

Applicant: Gertrudis Quiles

The applicant is proposing to subdivide the subject lot, which measures approximately 8,916 SF into two lots of approximately 4,954 SF and 4,562 SF. The lot is occupied by a two family dwelling that will be converted to a single family dwelling. The subject lot is zoned R-1 which requires a minimum area of 5,000 SF for new subdivisions. Pursuant to unified development review, the applicant is requesting dimensional relief from the minimum lot size requirement and from the rear yard setback requirement for the existing house – for action (AP 85 Lot 555, Elmhurst)

CITY COUNCIL REFERRAL

3. Referral No. 3464 – Abandonment of Harborside Boulevard

Petitioner: Provoport

The applicant is proposing to abandon a portion of Harborside Boulevard – for action (Washington Park)

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CITY COUNCIL REFERRAL

4. Referral No. 3465 – Abandonment of Seaview Drive

Petitioner: Provoport

The petitioner is proposing to abandon a portion of Seaview Drive – for action (Washington Park)

CITY COUNCIL REFERRAL

5. Referral No. 3466 – Rezoning of 759 Potters Ave, 44 and 46 Benedict Ave

Petitioner: Rithy Thay

The petitioner is requesting to rezone the subject property from R-3 to C-1 – for action (AP 43 Lots 505, 539 and 504, West End)

MINOR SUBDIVISION

6. Case No. 19-073MI – 400 West Fountain Street

Applicant: Red Fox Realty LLC

The applicant is proposing to subdivide the subject lot which measures approximately 47,236 SF, into three lots of 22,231 SF, 8,441 SF and 16,897 SF – for action (AP 29 Lot 524, Federal Hill)

**LAND DEVELOPMENT PROJECT
PUBLIC INFORMATIONAL MEETING**

7. Case No. 19-048MA – 1117 Eddy Street

Applicant: Cogent Capital LLC

The applicant is proposing to construct a five story storage space facility on the subject property, creating approximately 150,000 SF of new space. The site is zoned M-1 – for action (AP 57 Lots 164, 165, 166, 168 and 169, Washington Park)

DEVELOPMENT PLAN REVIEW

8. Case No. 2019-18 DPR – 870 Westminster Street

Applicant: Omni Group

The applicant is proposing to convert an existing commercial building at 870 Westminster Street into a residential building and requests a design waiver from the requirement that no residential or parking uses be located within 20 feet of a main street – for action (AP 29 Lot 185, West End)

MINOR LAND DEVELOPMENT PROJECT

9. Case No. 19-076MI – 946-1000 Westminster Street

Applicant: Omni Group

The applicant is proposing to construct three, three-story buildings, each with 16 units, on three adjacent lots at 946 Westminster Street. The applicant is requesting a design waiver from the requirement that no residential or parking uses be located within 20 feet of a main street. A design waiver from the corner side yard setback requirement is requested for the building proposed on lot 511. The subject lots will be reconfigured pending an administrative subdivision – for action (AP 29 Lots 496, 510 and 511, West End)

ADJOURNMENT

IMPORTANT INFORMATION

- All applicants are required to attend or be represented at the meeting.
- This meeting is accessible to all persons.
- Individuals requesting interpreter services must notify the Department of Planning and Development at 680-8400, 24 hours in advance of the hearing date.
- Contact Choyon Manjrekar with the Department of Planning and Development at 680-8525 or cmanjrekar@providenceri.com if you have any questions regarding this meeting.

posted 12/11/19