



City Plan Commission  
Jorge O. Elorza, Mayor

## **PROVIDENCE CITY PLAN COMMISSION NOTICE OF VIRTUAL MEETING**

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**TUESDAY, JUNE 16, 2020, 4:45 PM**

The virtual meeting can be accessed using the Zoom webinar platform at:  
<https://zoom.us/j/92955172927>

A computer with a microphone is required for participation.

Those without computer access may participate by telephone using the following numbers:  
833 548 0282, or 877 853 5247 or 888 788 0099 or 833 548 0276  
All are Toll Free

Dial and enter the webinar id when prompted: 929 5517 2927#

### **OPENING SESSION**

- Call to Order
- Roll Call
- Approval of minutes from the May 19, 2020 CPC meeting
- Director's Report

### **CITY COUNCIL REFERRAL**

#### **1. Referral No. 3473 – Rezoning of 209, 211-13 and 217 Angell Street**

**Petitioner: Smart Princeton Hotel Group LLC**

The petitioner is proposing to rezone 209, 211-3 and 217 Angell Street from R-P to C-2 to allow for construction of a hotel – for action (AP 13 Lots 52, 53 and 55, College Hill)

### **LAND DEVELOPMENT PROJECT**

#### **PUBLIC HEARING – UNIFIED DEVELOPMENT REVIEW**

#### **2. Case No. 20-010 UDR – 209, 211-13 and 217 Angell Street**

**Applicant: Smart Princeton Hotel Group LLC**

The applicant is proposing to construct a five-story, 60.8' tall, 118 room boutique hotel with a restaurant and internal parking. The lots collectively measure approximately 19,514 SF. The applicant is requesting master plan approval with dimensional adjustments, design waiver and a variance pursuant to unified development review.

The subject lots are zoned R-P under the I-3 E overlay and the applicant has petitioned the City Council to rezone the lots to C-2. The applicant is requesting a dimensional adjustment of approximately 10.8' feet to accommodate the proposed height of approximately 60.8' and five stories where the maximum allowable building height in the C-2 zone is 50 feet and four stories. The

applicant is seeking a design waiver for the front yard setback requirement on Angell Street where less than 60 percent of the building will be located within the 0-5' build-to zone.

A total of 118 parking spaces are required for the rooms and restaurant and 40 spaces will be provided. The applicant is requesting a 50 percent dimensional adjustment of 59 spaces. Pursuant to Section 1902 of the ordinance, the applicant is seeking a dimensional variance of 19 parking spaces from the reduced requirement – for action (AP 13 Lots 52, 53 and 55, College Hill)

## INSTITUTIONAL MASTER PLAN

### 3. Brown University Institutional Master Plan Amendment

The amendment to Brown University's institutional master plan will focus on construction of dormitory buildings on Brook Street. The amendment also includes information on changes in land holdings, updates on projects and an update of the transportation and parking plan – for action

## ADJOURNMENT

### IMPORTANT INFORMATION

- Plans for the agenda items may be accessed at:  
<http://www.providenceri.gov/planning/city-plan-commission-cpc/>.  
All documents will be posted no later than June 12. Those who cannot access the documents electronically may call **401-680-8524** to make other arrangements to view the documents.
- The public will have the opportunity to comment during the meeting through the electronic platform and by telephone. Public comment may also be submitted prior to the meeting by email to [cmanjrekar@providenceri.gov](mailto:cmanjrekar@providenceri.gov) or by telephone at **401-680-8524**.
- Hard copies of comments may be delivered to the **drop box at 444 Westminster St.**, next to the back entrance off of Greene St.
- The Commission encourages comments to be submitted at least 24 hours before the meeting. Comments accepted via email, drop box and telephone will be read into the record and discussed at the meeting.
- Contact Choyon Manjrekar with the Department of Planning and Development at [cmanjrekar@providenceri.gov](mailto:cmanjrekar@providenceri.gov) if you have any questions regarding this meeting.

POSTED 6/9/20