



CITY OF PROVIDENCE

MAYOR BRETT P. SMILEY

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, FEBRUARY 21, 2023, 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: 833 548 0276, 833 548 0282, 877 853 5247, or 888 788 0099

The Webinar ID is 872 3356 8540

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the January 24, 2023 meeting
- Director's Report

MINOR SUBDIVISION

1. Case No. 23-008MI – 665 Plainfield Street

Petitioner: Jitender Behl

The petitioner is proposing to subdivide the subject lot which is zoned C-2 and measures 18,125 SF, into three lots of 7,245 SF, 5,088 SF and 5,794 SF– for action (AP 112 Lot 418, Hartford)

CITY COUNCIL REFERRAL

2. Referral No. 3538 – 693 and 697 Douglas Ave

Petitioner: Vicioso Homes LLC

The petitioner is requesting a rezoning of the subject property from R-2 to R-4 – for action (AP 99 Lots 217 and 218, Wanskuck)

MINOR SUBDIVISION

PUBLIC HEARING – UNIFIED DEVELOPMENT REVIEW

3. Case No. 23-006UDR – 797 Academy Ave

Applicant: Gertrudis Quiles

The applicant is proposing to subdivide the subject lot which measures 8,973 SF and zoned R-1, into two lots of 4,354 SF and 4,562 SF. Relief from the minimum lot size requirement of 5,000 SF is requested pursuant to unified development review – for action (AP 85 Lot 555, Elmhurst)

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

4. Case No. 22-033MA – 116 Waterman Street

Applicant: Walter Bronhard and Brook Holding LLC

The applicant is proposing to demolish the existing buildings to construct a new mixed-use five story building with commercial use on the ground floor and 25 dwelling units on the four upper stories in the C-2 zone. The applicant is seeking preliminary plan approval and requesting a dimensional adjustment to maintain a height of 58' and five stories where 50' and four stories are allowed by right in the zone. The applicant is requesting a design waiver for locating residential development within 20' of a main street. The applicant is also requesting waivers from submission of all state approvals and a detailed landscaping plan at the preliminary plan stage – for action (AP 12 Lots 180 and 260, College Hill) – **Continued from the January 24, 2023 meeting**

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC INFORMATIONAL MEETING

5. Case No. 22-067MA – 50 Branch Ave

Applicant: Trunk Space LLC

The applicant is proposing to partially demolish a portion of the existing building and construct a five story, approximately 73' tall self-storage facility with 1,399 units in the C-3 zone, keeping the front portion of the building. The applicant is seeking a dimensional adjustment for height where the maximum height is 50' and four stories. A dimensional adjustment for parking is also requested where 28 spaces are required but 16 will be provided. A design waiver from the corner side setback requirement is also requested. The applicant is seeking master plan approval – for action (AP 74 Lot 98, Mt Hope)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING – UNIFIED DEVELOPMENT REVIEW

6. Case No. 23-007UDR – 740 Plainfield Street

Applicant: Excel Academy

The applicant is requesting master plan approval to construct an educational facility for grades K-8 on the site of a former market with vacant lots zoned C-2. The building will provide approximately 41,000 SF of space, and will maintain a height of 43' and 3 stories. The applicant is seeking dimensional variances from the front and corner side setback requirements pursuant to UDR. Buildings are required to be located with a 5' build-to zone of the front and corner side yard but setbacks of 61' and 46' are requested. Design waivers from the 50% transparency requirement on the first floor façade, the requirement to provide a three dimensional cornice treatment, and a waiver for a recessed entrance over 6' from the front lot line are requested – for action (AP 110 Lots 143, 148 and 156, Silver Lake)

ADJOURNMENT

IMPORTANT INFORMATION

- Documents for the agenda items may be accessed at:
<http://www.providenceri.gov/planning/city-plan-commission-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 at least 24 hours before the meeting. 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.