



City Plan Commission  
Jorge O. Elorza, Mayor

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

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**TUESDAY, APRIL 23, 2019, 4:45 PM**

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

### **OPENING SESSION**

- Call to Order
- Roll Call
- Approval of minutes from the March 19, 2019 CPC meeting
- Approval of minutes from the April 3, 2019 CPC special meeting
- Director's Report

### **REQUEST FOR EXTENSION**

#### **1. Case No. 19-002MI – 12 Piedmont Street**

**Applicant: Federal Hill Partners LLC**

The applicant is requesting a one year extension of the vesting of the preliminary plan approval for the subject land development project – for action (AP 28 Lots 526 and 527, Federal Hill)

### **CAPITAL IMPROVEMENT PLAN**

2. Review of the fiscal year 2020-2024 Capital Improvement Plan, which has been updated since it was last presented. Continued from the April 3 special meeting – for action

### **CITY COUNCIL REFERRAL**

#### **3. Referral No. 3449 – Amendment of Section 503 of the zoning ordinance**

**Petitioner: Thayer Street District Management Authority**

The petitioner is requesting that Brook Street between Cushing and Waterman Streets, Angell Street between Thayer and Brook Streets and Waterman Street between Thayer and Brook Streets be considered main streets required to comply with Section 503.A.8 of the zoning ordinance which prohibits residential and parking uses within 20 feet of a main street – for action (College Hill)

### **CITY COUNCIL REFERRAL**

#### **4. Referral No. 3445 – Zone change at 93 Manton Ave from C-2 to M-MU75**

**Petitioner: Michael Sears**

The applicant is proposing to rezone 93 Manton Ave from C-2 to M-MU 75 – for action (AP 62 Lot 399, Manton)

### **CITY COUNCIL REFERRAL**

#### **5. Referral No. 3450 – Zone change at 92 Narragansett Ave from M-I to M-MU 75**

**Petitioner: Iglesia Rio de Vida**

The petitioner is proposing to rezone 92 Narragansett Ave from M-I to M-MU 75 – for action (AP 125 Lot 126, Reservoir)

## **CITY COUNCIL REFERRAL**

### **6. Referral No. 345 I – Extension of West End Redevelopment Plan**

#### **Proponent: Providence Redevelopment Agency**

Addition of properties to the acquisition list of the “Official Redevelopment Plan for the West End Project” and extension of the expiration date to June 22, 2059 – for action

## **MINOR SUBDIVISION**

### **7. Case No. 19-018MI – 44 Ophelia Street**

#### **Applicant: Hany Ahmed**

Subdivision of 44 Ophelia Street which measures 9,600 SF into two lots of 4,800 SF. The lots are zoned R-I which requires a minimum lot size of 5,000 SF. The applicant has received an administrative modification for the proposed lot size and is requesting to combine preliminary and final plan approval – for action (AP 115 Lot 347, Hartford)

## **LAND DEVELOPMENT PROJECT**

### **PUBLIC HEARING**

### **8. Case no. 19-011MA – 115 Dupont Drive**

#### **Applicant: Item Realty LLC and TEG Realty LLC**

The subject property is composed of two lots and the applicant is proposing to reuse the existing building as a goods redistribution center. The project requires land development approval as over 10,000 SF of paving and over 50 new parking spaces are proposed. The applicant is seeking a waiver from the requirement that all state approvals be submitted at the preliminary plan stage and, may request additional waivers from the preliminary plan submission requirements at the meeting. The site is zoned M-I and the applicant is seeking preliminary plan approval – for action (AP 27 Lots 297 and 298, Valley)

## **MINOR LAND DEVELOPMENT PROJECT**

### **9. Case no. 19-019 MI – 210 West Exchange Street**

#### **Applicant: West X Capital LLC**

The applicant is proposing to add five stories and 40 new dwelling units to an existing industrial building. The redeveloped building will provide a mix of retail, commercial uses and indoor parking. The site is zoned M-MU 90 and the applicant is seeking preliminary plan approval – for action (AP 26 Lots 58, 329 and 366, Federal Hill)

## **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](mailto:cmanjrekar@providenceri.com) if you have any questions regarding this meeting.

posted 4/17/19