



City Plan Commission  
Jorge O. Elorza, Mayor

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

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**TUESDAY, NOVEMBER 19, 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 October 29, 2019 meeting
- Director's Report

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

#### **1. Case No. 19-065 UDR – 168-170 Burnside Street**

**Applicant: Francisco Cruz**

The applicant is requesting to subdivide the subject lot in the R-3 zone, measuring 8,265 SF into two lots of 4,132.5 SF with lot widths of approximately 43.5 feet each. Pursuant to unified development review, the applicant is requesting variances from the minimum lot size and lot width, where new lots in the R-3 zone require a minimum of 5,000 SF and 50 feet of lot width – for action (AP 48 Lot 464, Lower South Providence)

### **CITY COUNCIL REFERRAL**

#### **2. Referral No. 3459 – Inclusion of properties within the Historic District**

**Petitioner: Department of Planning and Development**

The petitioner is proposing to include 265 Manton Ave and 1860 Westminster Street in the Providence Landmarks District-Industrial Commercial Business District (PLD-ICBD) of the Historic District – for action (AP 63 Lot 346, Manton and AP 35 Lot 562, West End)

### **CITY COUNCIL REFERRAL**

#### **3. Referral No. 3463 – Abandonment of Eureka Street**

**Petitioner: Mark Perotti**

The petitioner is proposing to abandon the portion of Eureka Street that abuts AP 71 lots 302 and 321 – for action (Charles)

### **LAND DEVELOPMENT PROJECT**

#### **PUBLIC HEARING – MAJOR CHANGE TO APPROVED PLAN**

#### **4. Case No. 19-041MA – 225 Waterman Street**

**Applicant: Fili Investment LLC**

The applicant is requesting a major change to the approved preliminary plan, which was approved in August 2019. The plan consisted of a 19 unit, four story mixed use building with retail and parking on the first floor and apartments on the upper stories. The applicant is proposing to modify that plan by expanding the retail area, eliminating parking and replacing it with apartments. A total of 22 dwelling units and retail is proposed. The change is considered a major change as it involves a change in the number of dwelling units and parking. The site is zoned C-2 – for action (AP 14 Lot 508, Wayland)

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## **UNIFIED DEVELOPMENT REVIEW PUBLIC HEARING**

### **5. Case no. 19-063 UDR – 66 and 76 Branch Ave, 178 Printery Street and 27 Dryden Lane Owner and Applicant: CGRI Providence Branch LLC**

The applicant is proposing to redevelop an industrial and retail complex which involves demolition of a portion of the existing retail building to be replaced with an addition with a footprint of 8,200 SF. The Dryden mill building at the western portion of the development will be redeveloped for office space with some infill. Approximately 104 parking spaces will be created with a parking deck installation accessible from Dryden Lane. The project triggers land development project review as it would result in the creation of 50 or more parking spaces. The applicant is requesting to combine master and preliminary plan stages of review. Pursuant to UDR, the applicant is requesting a dimensional variance from maximum signage area to install a monument sign approximately 25 feet in height with 180 SF of sign area. The applicant may request additional waivers and/or adjustments at the meeting. The site is zoned C-3 with lot 389 under the historic district overlay – for action (AP 74 Lots 100, 363, 380 and 389, Mt. Hope)

## **LAND DEVELOPMENT PROJECT**

### **6. Case No. 19-066MI – 99-101 Gano Street Applicant: HV Collins Company**

The applicant is requesting preliminary plan approval to construct an 83 unit residential building with internal parking on the first floor located in the C-2 zone. The applicant is seeking dimensional adjustments for height and parking. The height limit in the C-2 zone is 50 feet and four stories and a height of 68 feet and six stories is proposed. Eighty three parking spaces are required but a dimensional adjustment is being requested to provide 66. The applicant may request additional waivers and/or adjustments at the meeting – for action (AP 17 Lot 416, Fox Point)

## **CITY COUNCIL REFERRAL**

### **7. Referral No. 3461 – Rezoning of 209, 211-3 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**

### **8. Case No. 19-064 UDR – 209, 211-3 and 217 Angell Street Applicant: Smart Princeton Hotel Group LLC**

The applicant is proposing to construct a six story, 69' 126 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 and a variance pursuant to unified development review.

The subject lots are zoned R-P and the applicant has petitioned the City Council to rezone the lots to C-2. The applicant is requesting a dimensional adjustment of approximately 19 feet to accommodate the proposed height of approximately 69' where the maximum allowable building height in the C-2 zone is 50 feet.

A total of 131 parking spaces are required for the rooms and restaurant and 44 spaces will be provided. The applicant is requesting a 50 percent dimensional adjustment of 66 spaces. Pursuant to Section 1902 of the ordinance, the applicant is seeking a dimensional variance of 26 parking spaces from the reduced requirement. The applicant may request additional waivers and/or adjustments at the meeting – for action (AP 13 Lots 52, 53 and 55, College 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 11/12/19