



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, DECEMBER 14, 2021, 4:45 PM

Joseph Doorley Municipal Building, 1st Floor Meeting Room
444 Westminster Street, 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>, or 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.

***** Pursuant to City policy, in-person attendees are required to wear masks in the interest of public health and safety *****

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the November 16, 2021 regular meeting
- Approval of the 2022 annual meeting calendar
- Director's Report

MINOR SUBDIVISION – UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

1. Case No. 21-040UDR – 35 Hemlock Street

Applicant: Providence Redevelopment Agency (PRA)

The applicant is requesting to subdivide a lot measuring 169,156 SF (3.8 acres), and zoned M-1, into three lots of 60,783 SF (Parcel 1, 1.39 acres), 88,387 SF (Parcel 2, 2.029 acres) and 19,986 SF (Parcel 3, 0.45 acres). Parcel 3 is proposed for use as a parking lot, for which a special use permit is being requested pursuant to Unified Development Review. The applicant is seeking preliminary plan approval and a special use permit – for action (AP 27 Lot 300, Valley)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC INFORMATIONAL MEETING

2. Case No. 21-035MA – 659 – 663 Admiral Street and 22 Gloucester Street

Applicant: Strive Realty

Owner: Citadel Properties LLC

The applicant is requesting master plan approval to construct a five story mixed-use building with commercial on the ground floor and 45 residences on the upper stories in the C-1 zone. The applicant is

requesting a dimensional adjustment for parking where 45 spaces are required and 27 will be provided. A dimensional adjustment for height is also requested where a height of 60' and five stories is proposed – for action (AP 123 Lots 165 and 166 zoned C-1, AP 123 Lot 171 zoned R-2, Wanskuck) – continued from the November 16, 2021 meeting

MAJOR LAND DEVELOPMENT PROJECT – UNIFIED DEVELOPMENT REVIEW FINAL PLAN REVIEW

3. Case No. 21-009 UDR – 288 Kinsley Ave and 153 Harris Ave

Applicant: OGN LLC

The applicant is requesting final plan approval for the first phase of a project consisting of development of a gas station with retail, a convenience store, and a drive through. In granting preliminary plan approval, the Commission waived a number of requirements and required that the applicant return for final plan review with a complete submission – for action (AP 26 Lot 234 zoned M-MU 75; AP 27 Lots 36 and 269 zoned M-1, Valley)

MINOR LAND DEVELOPMENT PROJECT

4. Case No. 2021-11 DPR – 870 Westminster Street

Applicant: Omni 870W LLC

The applicant is proposing to redevelop a former three-story bank building for use as a mixed use building in the C-2 zone with ground floor commercial uses and a total of 19 residences on the ground floor and upper stories. The site is located between Westminster and Cranston Streets, which are main streets. 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 – for action (AP 29 Lot 185, West End)

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.
- 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.