

# **PROVIDENCE CITY PLAN COMMISSION**

## **Notice of Regular Meeting**

**AGENDA „X DECEMBER 20, 2005**

**\*Please note the meeting location:**

**Department of Planning and Development**

**4th Floor Conference Room**

**400 Westminster Street**

**Providence, RI 02903**

### **OPENING SESSION**

**„X Call to Order at 4:30 p.m.**

**„X Roll Call**

**„X Consideration of November 15, 2005 Minutes**

### **CITY COUNCIL REFERRALS**

**1. CPC REFERRAL NO. 3258 „X PETITION TO ABANDON A PORTION OF HELEN STREET**

**Petition to abandon a portion of Helen Street on the east side of Eddy Street south of Public Street. (Lower South Providence)**

**2. CPC REFERRAL NO. 3259 „X PETITION TO ABANDON ESTHER STREET**

**Petition to abandon Esther Street on the west side of Valley Street north of Sans Souci Drive. (Olneyville)**

**3. CPC REFERRAL NO. 3260 „X PETITION TO ABANDON LYMAN**

## **STREET AND STEWART STREET**

**Petition to abandon Lyman Street and Stewart Street. Lyman Street is off Dean Street near the intersection of Dean and Westminster Street. Stewart Street is off Westminster Street. (Federal Hill)**

## **MINOR SUBDIVISIONS**

### **4. CASE NO. 05-087MI „X 5 IMERA AVENUE (AP 94, LOT 728)**

**Request to subdivide the existing 6,400-sf lot (zoned R-2) into two (2) lots of 3,200-sf. The subject property is located on the east side of Imera Avenue and the west side of Sisson Street. (Mount Pleasant)**

**\*This project requires a dimensional variance for minimum lot area, lot width and frontage from the Zoning Board of Review. A recommendation to the Zoning Board is required.**

### **5. CASE NO. 05-091MI „X 827 CHARLES STREET (AP 97, LOT 631)**

**Request to subdivide the existing 12,552-sf lot (zoned R-1) with an existing three-family dwelling into one lot of 6,470-sf and one lot of 6,082-sf. The subject property is located at the northeast corner of Raphael Street and Charles Street. (Charles)**

**\*This project requires a use variance from the Zoning Board of Review. A recommendation to the Zoning Board is required.**

### **6. CASE NO. 05-092MI „X 430-450 POTTERS AVENUE (AP 49, LOTS 190, 193 AND 196)**

**Request to subdivide the existing three (3) lots totaling 33,961-sf lot (zoned R-3) into five (5) lots of 12,944-sf, 5,574-sf, 5,345-sf, 5,050-sf and 5,048-sf. The subject property is located at the southwest corner of Potters Avenue and Hamilton Street. (Elmwood)**

**7. CASE NO. 05-094MI „X 305R ADMIRAL STREET (AP 70, LOT 674)**

**Request to subdivide the existing 20,172-sf lot (zoned R-3) into one lot of 10,206-sf and one lot of 9,966-sf. The subject property is accessed via Cheshire Street. (Wanskuck)**

**\*This project requires a dimensional variance for lot frontage from the Zoning Board of Review. A recommendation to the Zoning Board is required.**

**8. CASE NO. 05-095MI „X 403 UNION AVENUE (AP 104, LOT 733)**

**Request to subdivide the existing 11,108-sf lot (zoned R-3) into one lot of 5,680-sf and one lot of 5,428-sf. The subject property is located at the northwest corner of Terrace Avenue and Union Avenue. (Silver Lake)**

**MAJOR LAND DEVELOPMENT PROJECTS**

**9. CASE NO. 04-090MA „X 100 AMHERST STREET (PUBLIC HEARING)**

**Request for Major Land Development Project approval (Preliminary Plan Stage) to allow the construction of a 26-unit residential townhouse development. The Master Plan for this project was approved in November 2004. The subject property is located on the south side of Amherst Street. (Olneyville)**

**10. CASE NO. 05-090MA „X 25 EAGLE STREET (PUBLIC INFORMATIONAL MEETING)**

**Request for Major Land Development Project approval (Master Plan Stage) for the conversion of an existing mill building into 150 residential condominium and rental units. The subject property is located on the south side of Valley Street at the intersection of Eagle**

**Street. (Valley)**

**OTHER BUSINESS**

**11. WEST SIDE CONNECTOR REDEVELOPMENT AND TAX INCREMENTAL FINANCING (TIF) PROJECT PLAN**

**Request for approval of a Redevelopment and Project Plan that would make improvements to areas of the West End, Federal Hill and Downtown Neighborhoods. The projects would be funded through Tax Incremental Financing.**

**DIRECTOR'S REPORT**

**„X Planning Process**

**„X Zoning Status**

**„X City Development Issues**

**„X Request for Utility Easements by Brown University**

**ADJOURNMENT**