

Providence City Plan Commission

David N. Cicilline, Mayor



stephen durkee, chair ▪ harrison bilodeau, vice-chair ▪ jennifer cole ▪ andrew cortés ▪ james leach ▪ samuel limiadi ▪ bryan principe

NOTICE OF REGULAR MEETING ▪ TUESDAY, NOVEMBER 21, 2006 ▪ 4:30 P.M.

Public Safety Complex
1st Floor Auditorium
325 Washington Street
Providence, Rhode Island 02903

OPENING SESSION

- Call to Order at 4:30 p.m.
- Roll Call
- Approval of Minutes: Special Meeting of September 13, 2006 and Regular Meeting of September 19, 2006

DIRECTOR'S REPORT

- *Providence Tomorrow* Update
- Open Meetings Act - "Rolling" Quorums

CITY COUNCIL REFERRALS

1. **Referral 3272 ▪ Abandonment of Barclay Street**
Petition to abandon Barclay Street between Broadway and Federal Street. The petitioner claims that the street is no longer used as a public way and no longer useful to the public. (Federal Hill)
2. **Referral 3277 ▪ Change Zoning Designation of Lot 284 on Assessor's Plat 117 from R-2 to C-1**
Petition to change the zoning of 888 Smith Street (Lot 284 on A.P. 117) from R-2 (Residential Two-Family District) to C-1 (Limited Commercial District) with conditions. The subject property is located at the intersection of Smith Street and River Avenue. (Elmhurst)

MINOR SUBDIVISIONS

3. **Case No. 06-080MI ▪ 785 Manton Avenue (AP 34, Lot 291)**
Request to subdivide one lot of 33,168-sf (zoned R-2) into four (4) lots of 16,538-sf, 5,280-sf, 5,162-sf and 6,187-sf. The lot currently contains an existing dwelling and garage which are to be demolished. The subject property is located on the east side of Manton Avenue adjacent to Manton Court. (Manton) *Continued from the CPC meeting on October 17, 2006.*

IMPORTANT INFORMATION:

- All applicants are required to attend or be represented at this meeting.
- This meeting is accessible to all persons. Individuals requesting interpreter services must notify the Office of Neighborhood Services at 401.421.7768 48 hours in advance of the hearing date.
- Contact Christopher Ise with the Department of Planning and Development at 401.351.4300 ext. 521 or cise@providenceri.com if you have any questions regarding this meeting.

4. Case No. 06-083MI ▪ 10 Tuxedo Avenue (AP 33, Lot 367)

Request to subdivide one lot of 14,119-sf (zoned M-1) into two (2) lots of 7,200-sf and 6,919-sf. The lot currently contains two dwellings and a garage (one of the dwellings is to be demolished). The subject property is located near the intersection of Tuxedo Avenue and Atwells Avenue. (Olneyville)

5. Case No. 06-086MI ▪ 411 Valley Street (AP 27, Lot 261)

Request to subdivide one lot of 275,582-sf (zoned M-1) into two (2) lots of 44,444-sf and 231,138-sf. The lot currently contains an existing mill building. The subject property is located at the southeast corner of Valley Street and Eagle Street. (Valley)

6. Case No. 06-087MI ▪ 73 Phebe Street (AP 79, Lot 273)

Request to subdivide one lot of 8,000-sf (zoned R-2) into two (2) lots of 4,000-sf. The lot currently contains an existing two-family dwelling and garage. The purpose of the subdivision is to create a new lot for the development of a single family dwelling. Dimensional variances are needed from the Zoning Board of Review. The Commission must also make a recommendation to the Zoning Board as to whether the requested variances should be approved. The subject property is located on the east side of Phebe Street. (Wanskuck)

LAND DEVELOPMENT PROJECT

7. Case no. 05-090MA ▪ 25 Eagle Street (Public Hearing)

Request for Major Land Development Project approval (Preliminary 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) *The project received Master Plan Stage approval at the CPC meeting on December 20, 2005.*

8. Case No. 06-073MA ▪ 496 Broad Street

Request for Final Plan stage approval for the construction of a mixed-use development consisting of approx. 14,400-sf of ground floor commercial space and thirty-five (35) one and two bedroom residential apartment units on the upper floors. *The project received preliminary plan stage approval at the CPC meeting on October 17, 2006.* The subject property is located on the east side of Broad Street at the intersection of Friendship Street (AP 23, Lot 975). (Upper South Providence)

9. Case No. 06-030MA ▪ 555 Valley Street - American Locomotive

Request for CPC recommendation to the Zoning Board of Review for sign variances associated with the redevelopment of the +/- 17-acre site with office, commercial and residential uses. The subject property is located on the west side of Valley Street. (AP 27, Lots 85, 260,261 and 262). (Valley) *The project received Master Plan Stage approval at the CPC meeting on July 25, 2006.*

INSTITUTIONAL MASTER PLAN

10. Women & Infants Hospital Master Plan

Presentation of the proposed update to the Women & Infants Hospital Master Plan. There will be no action taken on this item at this meeting.

ADJOURNMENT