

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, JUNE 19, 2007 ▪ 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: Public Hearing of April 12, 2007, Special Meetings of May 2, 2007 and May 8, 2007, Regular Meeting of May 15, 2007, Public Hearing of May 16, 2007, and Special Meetings of May 22, 2007, May 30, 2007 and June 7, 2007.

DIRECTOR'S REPORT

- Providence Tomorrow Update

MINOR SUBDIVISION

1. Case No. 07-031MI ▪ 46 Stanwood Street (AP 49, Lot 245)
Request to subdivide one lot of 10,000-sf (zoned R-3) into two lots of 5,000-sf. The subject property is located on the north side of Stanwood Street off Broad Street. (Elmwood)

CITY COUNCIL REFERRALS

2. Referral 3282 ▪ Creation of 'Air Rights' Easement over Federal Street
The purpose of the proposed easement is for the construction of a condominium building in the air space over Federal Street. (Federal Hill)
3. Referral 3283 ▪ Abandonment of a Portion of Bradford Street
The purpose of the proposed abandonment is for the proposed development of the adjacent property. (Federal Hill)

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 Department of Planning and Development at 351-4300. 48 hours in advance of the hearing date.
- Contact Christopher Ise with the Department of Planning and Development at 351-4300 ext. 521 or cise@providenceri.com if you have any questions regarding this meeting.

4. **Referral 3284 ■ Abandonment of a Portion of Stanhope Street**
Petition to abandon a portion of Stanhope Street, between Ralston St. and Udell St., for the use as a yard.
(Charles)
5. **Referral 3285 ■ Change Zoning Designation from W-2 to W-3 at 5 Ernest St. and 51 Shipyard St. (AP 56, Lots 9, 280, 71, 64 and 70)**
Petition by Morton International, Inc. to change the zoning designation of Lots 9, 280, 71, 64 and 70, on Assessor's Plat 56, from W-2 to W-3. (Washington Park)
6. **Referral 3286 ■ Zoning Ordinance Amendment**
Ordinance amendment by the City of Providence to amend Appendix A and Use Table 2.0 in Section 303 relative to Day Care.

LAND DEVELOPMENT PROJECTS

7. **Case No. 06-059MA ■ West River Lofts at 146 West River Street (Public Informational Meeting)**
Request for Master Plan stage approval for the redevelopment of a vacant mill building with 34 residential units. The subject property is located at 146 West River Street (AP 100, Lots 13 and 49). (Mount Hope) *This project was continued from the CPC meeting on May 15, 2007.*
8. **Case No. 05-084MA ■ The Wheeler School at 216 Hope Street (Public Hearing)**
Amendment to the approved Major Land Development Project and related Institutional Master Plan for the phased expansion of the Wheeler School. The amendment includes a reduction in lot coverage and preservation of Alumni House (AP 13, Lots 289 and 84; AP 11, Lots 4, 6, 7, 9, 95). (College Hill) *The final plan was approved on April 12, 2007.*
9. **Case No. 07-007MA ■ Westfield Townhouses at 55 Sprague Street (Public Hearing)**
Request for Preliminary Plan stage approval for development of 28 residential units in four new buildings and the construction of a new public right-of-way. The subject property is bounded by Harrison, Sprague, Fuller and Westfield Streets (AP 30, Lot 388). (West End) *This project received Master Plan approval on March 20, 2007.*
10. **Case No. 07-025MA ■ University Heights at 1 Thomas Olney Common (Public Informational Meeting)**
Request for Master Plan stage approval for the construction of a new leasing center office and tenant clubhouse. The subject property is located at the corner of North Main Street and Olney Street (AP 8, Lots 446, 462 and 463; AP 9, Lots 531, 532, 533, 542, 543, 544, 545, 579, 584 and 585). (Mount Hope)
11. **Case No. 07-026MA ■ American Locomotive Works at 411 Valley Street and 100 Iron Horse Way - Phase II (Public Hearing)**
Request for Preliminary Plan stage approval for Phase II of the American Locomotive Works, which includes the restoration of two historic buildings and site improvements. The master plan for this phased project was approved at the May 16, 2006 meeting. The subject property is located on the southwest corner of Valley Street and Eagle Street (AP 27, Lot 261). (Valley) *This project was continued from the CPC meeting on May 15, 2007.*

ADJOURNMENT

posted 6/12/07