



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, NOVEMBER 15, 2016, 4:45 PM

Joseph Doorley Municipal Building, 1st Floor Meeting Room
444 Westminster Street, Providence, RI 02903

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the October 18, 2016 meeting – for action
- Director’s Report

MINOR SUBDIVISION

1. Case No. 16-042 MI – 25 Balton Road (Final Plan)

The applicant is proposing to subdivide a lot in the R-1A zone measuring 40,750 SF into five lots. Two of the lots will measure approximately 8,750 SF. The other lots will approximately measure 7,727 SF, 8,024 SF and 7,500 SF – for action (AP 93 Lot 347, Blackstone)

MINOR SUBDIVISION

2. Case No. 16-052 MI – 598 Kinsley Ave (Preliminary plan)

The applicant is proposing to subdivide a lot measuring approximately 3.1 acres into two lots measuring 5,265 SF and 134,986 SF – for action (AP 27 Lot 258, Valley)

DEVELOPMENT PLAN REVIEW

3. EDUCATIONAL FACILITY DEVELOPMENT PLAN – LINCOLN SCHOOL

The applicant, Lincoln School, is requesting approval of a campus master plan that details development scheduled to occur around campus. The subject plan will focus on an addition to the science building, redevelopment of a residence for academic use and a revised parking configuration. The applicant has also submitted a parking and traffic study for the campus – for action (301 Butler Ave, Wayland)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC HEARING

4. Case No. 16-048 MA – 371 Pine Street (Preliminary Plan)

The applicant received master plan approval to construct a five story hotel building with 91 rooms and a building footprint of 11,270 SF. The site is located in the C-2 zone under the Transit Oriented District (TOD) overlay. The applicant is seeking preliminary plan approval. The applicant may request waivers from preliminary plan submission requirements – for action (AP 24 Lot 654, Upper South Providence)

**MAJOR LAND DEVELOPMENT PROJECT
PUBLIC INFORMATIONAL MEETING**

5. Case No. 16-051MA – 434 Atwells Avenue (Master Plan)

The applicant is requesting master plan approval to construct a mixed use development in the C-1 zone that will provide forty residential units, forty internal parking spaces and retail space on the ground floor. A height of 50 feet and five stories is proposed. The applicant is seeking a dimensional adjustment from the 45 feet, 4 story height limit of the zone and an adjustment for two parking spaces – for action (AP 28 Lot 150 – 9,993 SF, AP 33 Lot 508 – 10,353 SF, Federal 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, 48 hours in advance of the hearing date.
- Contact Choyon Manjrekar with the Department of Planning and Development at 680-8525 or cmanjrekar@providenceri.com if you have any questions regarding this meeting.

posted 11/9/16