



City Plan Commission  
Jorge O. Elorza, Mayor

## **PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING**

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**TUESDAY, MARCH 21, 2017, 4:45 PM**

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

### **OPENING SESSION**

- Call to Order
- Roll Call
- Approval of minutes from February 28, 2017 regular meeting – for action
- Director's Report – Discussion of changes to development review regulations pertaining to unified development review

### **DEVELOPMENT PLAN REVIEW**

#### **1. Case No. 2017-01 DPR – 67 Batcheller Ave**

The applicant is proposing to construct a storage space facility on Batcheller Ave and is requesting a design waiver from the requirement that buildings in the C-3 zone provide at least 50% of transparency on the front façade – for action (AP 77 Lot 335, Charles)

### **LAND DEVELOPMENT PROJECT**

#### **PUBLIC HEARING**

#### **2. Case No. 16-017 MA – 322 Washington Street (Preliminary Plan)**

The applicant is seeking preliminary plan approval to construct a six story, 70 foot, 76 room hotel in the C-2 zone. The CPC granted dimensional adjustments for height, occupying the build to zone and from parking, at the master plan stage. The applicant has submitted detailed plans with a revised building design and information on drainage, circulation, lighting and signage. Continued from the February 28 meeting – for action (AP 25 Lots 244, 245, 412, 413, 414, Federal Hill)

#### **3. Case No. 16-048 MA – 371 Pine Street (Final Plan)**

The applicant is proposing 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. Ninety one parking spaces are required but 65 are proposed in addition to landscaping and other site improvements. The applicant will present the final plan at the request of the CPC – for action (AP 24 Lot 654, Upper South Providence)

### **MINOR SUBDIVISION**

#### **4. Case No. 17-003MI – 371 Pine Street (Preliminary Plan)**

The applicant is proposing to subdivide a lot measuring approximately 61,608 SF into two lots measuring 50,573 SF and 11,038 SF – for action (AP 24 Lot 654, Upper South Providence)

### **CITY COUNCIL REFERRAL**

#### **5. Referral 3415 – Changes to Zoning Ordinance**

Changes to zoning ordinance including inclusion of regulations for unified development review, technical changes, outlining of fee schedule, changes to the lot merger provision, clarifications and map changes – for action

DEPARTMENT OF PLANNING AND DEVELOPMENT  
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## 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](mailto:cmanjrekar@providenceri.com) if you have any questions regarding this meeting.

*posted 3/15/17*