



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, DECEMBER 19, 2017, 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 November 14 2017 regular meeting – for action
- Adoption of the 2018 meeting calendar
- Director’s Report

LAND DEVELOPMENT PROJECT PUBLIC INFORMATIONAL MEETING

1. Case no. 17-020MA - 37-47 Elmwood Ave (Master Plan)

Owner and Applicant: Blessing Ekperi

The applicant is seeking master plan approval for construction of a two story commercial building in the C-2 zone and Transit Oriented Development (TOD) overlay that will provide retail space, offices and a banquet facility in the basement. Associated parking and landscaping will be provided. The applicant is requesting an approximately five foot dimensional adjustment from the TOD overlay’s front yard setback for a portion of the building and an adjustment from the 60 percent build to percentage requirement.

The allowed maximum width of a building entrance is eight feet and the applicant is proposing entrances of approximately 14 feet, which requires a design waiver from the width of building entrances. The TOD overlay requires a minimum ground floor height of 14 feet. The applicant is requesting a waiver to provide 12 feet. A waiver from the 70 percent front façade transparency requirement is also requested. The applicant may request additional waivers at the meeting – for action (AP 30 Lots 267 and 570, West End)

MINOR SUBDIVISION

2. Case no. 17-051MI – 86 Lucille Street (Preliminary Plan)

Owner and Applicant: Deborah Pannone

The applicant is proposing to subdivide a lot measuring 10,000 SF into two lots of 5,000 SF – for action (AP 81 Lot 481, Elmhurst)

INSTITUTIONAL MASTER PLAN

3. Brown University Institutional Master Plan Amendment

The amendment to Brown University’s Institutional Master Plan will focus on construction of a student living and wellness building at 450 Brook Street and a performing arts center between Waterman and Angell Streets adjacent to “the walk” area of campus. The amendment also includes information on the University’s changes in land holdings and relocation of buildings affected by new construction – for action (College Hill)

DEPARTMENT OF PLANNING AND DEVELOPMENT
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**LAND DEVELOPMENT PROJECT
PUBLIC INFORMATIONAL MEETING**

4. Case no. 17-047MA – 586 Atwells Ave (Master Plan)

Applicant: Gotham Greens

Owner: General Electric

The applicant is seeking master plan approval for construction of a greenhouse for plant agriculture on a former industrial site, which will provide approximately 93,500 SF of space. A support area for processing and commercial space will be provided within the structure in addition to onsite parking. The site is zoned M-MU 75 and the applicant is seeking a design waiver from the requirement that offices and guest facilities shall have direct access from the street – for action (AP 33 Lot 30, Olneyville)

CITY COUNCIL REFERRAL

5. Referral 3418 – Amendment to Section 1919 of the zoning ordinance

Proponent: Councilman Brian Principe

Petition to amend Section 1919 of the zoning ordinance to require approval of the City Plan Commission and Zoning Board of Review to change the use of a first floor to a residential use in the Atwells, Broadway and Westminster Commercial Corridors. The amendment is based on discussion of the item before the City Plan Commission subdivision referral review subcommittee and the full Commission – for action

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, 24 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 12/8/17