



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, JANUARY 16, 2018, 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 December 19 2017 regular meeting – for action
- Election of Officers
- Director’s Report

CITY COUNCIL REFERRAL

1. Referral 3423 – Rezoning of certain lots to M-I

Petitioner: Jac-Mar Realty LLC

The applicant is proposing to rezone AP 65 Lots 889, 890, 152, 151, 150, 148, 146, 145, 143, 122, 121, 118, 833, 105, 834, 835, 836, 927, 708, 906, 904, 19, 20, 438, 307, 17, 903, 916, 899, 895, 894, 892, 898, 901, 902, 938, 106, 105, 832, 112, 113 and 117 from M-MU 75 to M-I (Valley) – for action

2. Referral 3424 – Rezoning of 204 Hartford Ave

Petitioner: MacRitchie Storage LLC

The petitioner is requesting to rezone 204 Hartford Ave from M-MU 75 to M-I in order to operate a storage space facility – for action (AP 105 Lot 386, Hartford) – for action

LAND DEVELOPMENT PROJECT

PUBLIC HEARING

3. Case No. 17-055MA – 145 Corliss Street (Master and Preliminary Plan)

Applicant: Providence 2017 LLC

Owner: Madast Corporation

The applicant is proposing to construct a self-storage facility providing 110,000 SF of space and composed of three buildings, two of which will be one story and a third being six stories. The existing structures on the site will be demolished. Twenty eight spaces are required but 17 will be provided. The applicant is requesting a dimensional adjustment from the parking requirement. A waiver from the requirement that all state approvals be submitted at the preliminary plan stage is being requested. The applicant is requesting to combine master and preliminary plan stages of review (AP 74 Lot 375, Mt. Hope) – for action

LAND DEVELOPMENT PROJECT

PUBLIC INFORMATIONAL MEETING

4. 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. Continued from the December 19, 2017 meeting – for action (AP 30 Lots 267 and 570, West End) – **The applicant is requesting a continuance to the February 20 2018 CPC meeting**

LAND DEVELOPMENT PROJECT PUBLIC HEARING

5. Case No. 17-034MA – 1292 Westminster Street (Preliminary Plan)

Owner and Applicant: Michael Lemoi

The applicant is seeking preliminary plan approval and proposing to construct a 5-story building with 7,200 SF of commercial space on the first floor and a total of 35 dwelling units on floors 2-5. Twenty-two on site vehicle parking spaces and 20 bicycle parking spaces will be provided. Forty three spaces are required and the applicant is seeking a dimensional adjustment for reduction in the amount of required parking. The applicant was granted a dimensional adjustment of approximately 9 feet and one additional story from the 50-foot height, four story restrictions in the C-2 zone at the master plan stage.

The applicant is requesting waivers from submission of the following at the preliminary plan stage: grading and utility plan, drainage plan, erosion and sediment control plan, site maintenance plan, detailed landscaping plan, any required state approvals and photometric plan. The applicant may request additional waivers at the meeting – for action (AP 32 Lot 233, West End) – **The applicant is requesting a continuance to the February 20 2018 CPC meeting**

INSTITUTIONAL MASTER PLAN

6. 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. Continued from the December 19, 2017 meeting – for action (College Hill) – **The applicant is requesting that the item be continued**

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 1/9/18