



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, FEBRUARY 20, 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 January 16 2018 regular meeting – for action
- Director’s Report

CITY COUNCIL REFERRAL

1. Referral 3425 – Rezoning of certain lots from R-2 to C-1

Proponent: Councilman Luis Aponte

The applicant is proposing to rezone AP 58 Lots 182, 741 and 826 and AP 87 Lots 1 and 2 from R-2 to C-1 – for action (Washington Park)

2. Referral 3426 – Abandonment of Throop Alley

Petitioner: 110 North Main LLC

The petitioner is proposing to abandon Throop Alley, which runs east to west between North Main and Canal Street and located between AP 10 Lots 706, 707, 585 and 31 – for action (Downtown)

MINOR SUBDIVISION

3. Case no. 18-001MI – 973 Douglas Ave

Owner and Applicant: Imperial Investments Inc

The applicant is proposing to subdivide the subject lot, which is zoned R-2 and measures approximately 15,725 SF into three lots – for action (AP 102 Lot 99, Wanskuck)

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from the December 19, 2017 meeting – for action (AP 30 Lots 267 and 570, West End) – **The application has been withdrawn**

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

**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. Forty three spaces are required; 22 vehicle parking spaces and 20 bicycle parking spaces will be provided on site. The applicant will provide 16 additional dedicated spaces in an accessory parking lot and is seeking a dimensional adjustment of five parking spaces. The applicant was granted a dimensional adjustment of approximately 8 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 a waiver from submission of all state approvals at the preliminary plan stage. The applicant may request additional waivers at the meeting – for action (AP 32 Lot 233, West End) – **continued from the January 16, 2018 meeting**

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 2/14/18