



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, MAY 15, 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 April 25 2018 meeting – for action
- Director's Report

MINOR SUBDIVISION

1. Case No. 18-014MI – 59 Williams Street

Applicant: Ann Pipkin

The applicant is proposing to subdivide a through lot with frontage on Williams and John Street measuring approximately 23,219 SF into two lots. The lot is occupied by an existing residence with frontage on Williams Street, which will be located on a lot measuring 18,095 SF. The newly created lot measuring 5,124 SF will front on John Street – for action (AP 16 Lot 595, Fox Point)

UNIFIED DEVELOPMENT REVIEW

2. Case No. 18-010 UDR – 98 Ocean Street

Applicant: Francisco Cruz

The applicant is proposing to subdivide a lot measuring 8,140 SF and zoned R-3 into two lots of 4,063 SF and 4,077 SF with respective widths of approximately 46.5 feet and 40 feet. New subdivisions in the R-3 zone are required to provide a minimum lot area of 5,000 SF with a width of 50 feet. The applicant is requesting dimensional variances under Unified Development Review pursuant to Section 402, Table 4.1 of the Zoning Ordinance for relief from the minimum lot area and minimum lot width requirements for each lot to be created by the subdivision – for action (AP 45 Lot 338, Lower South Providence)

CITY COUNCIL REFERRAL

3. Referral 3427 – Amendment to permit use of Exterior Insulating Finish Systems (EIFS) on building facades

Proponent: Councilman David Salvatore

Petition to amend the Zoning Ordinance to permit the use of EIFS on building facades in the C-1, C-2, C-3, D-1 and W-2 zones and the East Side I-195 Overlay District. Continued from the April 2 meeting – for action

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC INFORMATIONAL MEETING

4. Case No. 18-011MA – 340 Woodward Road

Applicant: Churchill and Banks

The applicant is proposing to construct three industrial buildings and one office building on four lots (AP 78 Lots 42, 43, 371 and 448) in addition to other site improvements like landscaping and parking. The applicant is seeking master plan approval. Lots 42 and 371 are zoned R-1 and lots 43 and 448 are zoned M-MU 75. The applicant is seeking a zone change for the lots zoned R-1 – for action (AP 78 Lots 42, 43, 371 and 448,

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Wanskuck) – **The applicant has requested that this item be continued to the June 19, 2018 meeting**

**MAJOR LAND DEVELOPMENT PROJECT
PUBLIC INFORMATIONAL MEETING**

5. Case No. 18-012MA – 498 Kinsley Ave

Applicant: Farm Fresh RI

The applicant is proposing to construct a single story building of approximately 60,000 SF with associated site improvements, which the applicant is proposing to use for aggregation and distribution operations, a production kitchen, a farmers' market and commercial space. Approximately 120 parking spaces are required but 60 will be provided. The applicant is seeking a fifty percent dimensional adjustment for parking – for action (AP 27 Lots 297 and 298, Valley) – **The applicant has requested that this item be continued to the May 23, 2018 meeting**

CITY COUNCIL REFERRAL

6. Referral 3429 – Rezoning of a portion of AP 20 Lot 397

Petitioner: Fane Organization, Jason Fane and I-195 Commission

The petitioner is proposing to create a new height subdistrict – D-I-600 – in the D-I zone, and rezone AP 20 Lot 397 from D-I-100 to D-I- 600. The additional height is intended to allow for construction of a high rise residential building on the site. The petitioner is also proposing to change the zoning ordinance so that the Downtown Design Review Committee may waive regulations relating to building height, massing and required transition lines – for action (AP 20 Lot 397, Downtown)

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 5/8/18