



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, JUNE 19, 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 May 15 2018 and May 23 2018 meetings – for action
- Director's Report

DEVELOPMENT PLAN REVIEW

1. Case No. 2018-04 DPR – Campus Master Plan for School One at 220 University Ave

Applicant: School One

The applicant will present their campus master plan which will include a newly acquired property at 26-28 Slater Ave that will be used for storage and office space – for action (AP 39 Lots 179 and 413, Blackstone)

CITY COUNCIL REFERRAL

2. Referral no. 3432 – Rezoning of 41-45 Parade Street from R-3 to R-4

Petitioner: Stepping Stone Partners LLC

The petitioner is proposing to rezone 41-45 Parade Street, 19 R Willow Street and 12 Oak Street from R-3 to R-4. The purpose of the rezoning is to facilitate renovation of a nursing home into a 12 unit multifamily dwelling and for construction of a building with 19 dwelling units – for action (AP 35 Lots 151, 188, 504 and 153, West End)

MAJOR LAND DEVELOPMENT PROJECT

PUBLIC INFORMATIONAL MEETING

3. Case No. 18-016MA – 31-45 Parade Street

Applicant: Stepping Stone Partners LLC

The applicant is proposing to redevelop a former nursing home for use as a multifamily dwelling with 12 units. A neighboring one story building will be demolished for construction of a 19 unit multifamily dwelling. The site is zoned R-3. A zone change to R-4 is being requested to accommodate the development. The applicant will require zoning relief for rear yard impervious coverage limits and minimum size of parking spaces – for action (AP 35 Lots 151, 188, 504 and 153, West End)

CITY COUNCIL REFERRAL

4. Referral No. 3433 – Amendment of zoning ordinance pertaining to student housing

Proponent: Councilman Samuel Zurier

Amendment of Section 1202 K of the ordinance applicable to R-1A and R-1 zones which would prohibit more than three college students in a dwelling unit of a two family structure unless it is owner occupied – for action

CITY COUNCIL REFERRAL

5. Referral No. 3434 – Rezoning of 150 Lloyd Ave and 321, 324, 354, 343-355 Thayer Street

Petitioner: Jeffrey Padwa

The petitioner is proposing to rezone 150 Lloyd Ave, 324 and 354 Thayer Street and from R-1 to R-4 and 321, 324, 354 and 343-355 Thayer Street from R-3 to R-4 in order to permit multifamily development – for action (AP 10 Lots 422, 459 and 546, AP 13 Lots 3, 4, 5, 14 and 15, College Hill)

**MAJOR LAND DEVELOPMENT PROJECT
PUBLIC INFORMATIONAL MEETING**

6. 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 to M-MU 75 – for action (AP 78 Lots 42, 43, 371 and 448, Wanskuck)

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 6/14/18