



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, SEPTEMBER 18, 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 August 21, 2018 meeting – for action
- Director’s Report

CITY COUNCIL REFERRAL

1. Referral 3438 – Petition to amend the zoning ordinance to allow Day Care Centers by right in the M-MU zone

Petitioner: One Neighborhood Builders

Amendment of table 12-1: Use Matrix of the zoning ordinance to allow day care use by right in the M-MU 75 zone

2. Referral 3436 – Petition to rezone certain lots from R-2 to C-2

Petitioner: 8th Investment LLC

The petitioner is proposing to rezone 14-16 and 18 Eighth Street and 25 Ninth Street from R-2 to C-2 – for action (AP 91 Lots 153, 159, 162, Hope)

3. Referral 3437 – Petition to rezone 38 Bath Street from M-1 to M-MU 90

Petitioner: Allen Cohen

The petitioner is proposing to rezone 38 Bath Street from M-1 to M-MU 90 – for action (AP 67 Lot 274)

4. Ninth Ward Renewal Plan

Amendment to the Ninth Ward Renewal Plan to acquire property at 1197-1201 Broad Street – for action

LAND DEVELOPMENT PROJECT

PUBLIC INFORMATIONAL MEETING

5. Case No. 17-020MA - 37-47 Elmwood Ave (Master Plan)

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)

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

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 9/12/18