



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF SPECIAL MEETING

WEDNESDAY, MARCH 6, 2019, 4:45 PM

Joseph Doorley Municipal Building, 1st Floor Meeting Room
444 Westminster Street, Providence, RI 02903

OPENING SESSION

- Call to Order
- Roll Call
- Director's Report

REQUEST FOR EXTENSION

1. Case No. 16-048 MA – 371 Pine Street

Applicant: Hotel Associates LLC

The applicant is requesting a one year extension of the vesting of the preliminary plan approval for the subject land development project – for action (AP 24 Lot 674, Upper South Providence)

MINOR SUBDIVISION

2. Case No. 19-008MI – 10-14 Rosebank Drive

Applicant: Kenneth Wise

The applicant is requesting to subdivide two lots at 10 and 14 Rosebank Drive measuring 16,227 SF and 13,484 SF respectively, into three lots measuring 6,673 SF, 7,878 SF and 15,164 SF with the existing house at 10 Rosebank Drive on the largest lot – for action (AP 117 Lots 548 and 549, Elmhurst)

MINOR LAND DEVELOPMENT PROJECT

3. Case No. 19-007 MI – 200 Gordon and 475 Prairie Ave

Applicant: POAH Landowner LLC and Oxford preservation Associates Limited Partnership

The applicant is seeking preliminary plan approval for construction of a four story, 30 unit residential building. The subject lots will be merged and associated parking and site improvements will be provided. The applicant is requesting a waiver from the submission of a lighting plan, a landscaping plan, and all state approvals at the preliminary plan stage. The applicant is requesting a dimensional adjustment for 13 parking spaces. The applicant may request additional waivers from the preliminary plan submission requirements at the meeting. The site is zoned R-4 – for action (AP 48 Lot 1099 and 1097, Lower South Providence)

MINOR SUBDIVISION

UNIFIED DEVELOPMENT REVIEW

PUBLIC HEARING

4. Case no. 19-006 UDR – 15-17 Homer Street

Applicant: Ezzy Real Estate LLC

The applicant is proposing to subdivide a lot in the R-1 zone measuring 6,432 SF into two lots of 3,216 SF each with 40 feet of frontage. New subdivisions in the R-1 zone require a minimum of 5,000 SF with 50 feet of frontage. Pursuant to Unified Development Review, the applicant is seeking zoning relief for minimum lot size and lot width – for action (AP 59 Lot 888, Washington Park)

**LAND DEVELOPMENT PROJECT
PUBLIC HEARING**

**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. The applicant is seeking preliminary plan approval and a waiver from the requirement that the applicant submit all state approvals at the preliminary plan stage. The applicant may request additional waivers from the preliminary plan submission requirements at the meeting. The site is zoned M-MU 75 – for action (AP 27 Lots 297 and 298, Valley)

**MAJOR LAND DEVELOPMENT PROJECT
UNIFIED DEVELOPMENT REVIEW
PUBLIC HEARING**

**6. Case No. 16-054 MA – 2-100 Harris Ave (Preliminary Plan)
Applicant: Shops at Providence Place LLC**

The applicant is proposing to construct a multifamily dwelling providing 353 dwelling units, and a parking structure on three lots measuring a total of approximately 6.06 acres in the M-MU 90 zone. The main building and garage will be located at 2 Harris Ave with a surface parking lot proposed at 100 Harris Ave. A total of 572 parking spaces will be provided with 475 spaces in the garage and 97 spaces in the surface parking lot. Pursuant to Unified Development Review, the applicant is seeking a special use permit for a principal use parking lot. The applicant is seeking a waiver from the requirement that all state approvals be submitted at the preliminary plan stage. The applicant may request additional waivers from the preliminary plan submission requirements at the meeting – for action (AP 26 Lots 368 and 370, AP 19 Lot 38, Olneyville)

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 2/5/19