



City Plan Commission
Jorge O. Elorza, Mayor

PROVIDENCE CITY PLAN COMMISSION NOTICE OF REGULAR MEETING

TUESDAY, SEPTEMBER 15, 2020, 4:45 PM

The virtual meeting can be accessed using the Zoom webinar platform at:

<https://zoom.us/j/99156651569>

For participation using video and audio, a computer with webcam and microphone is required. The following numbers may be used for participation via telephone:

888 788 0099 or 833 548 0276 or 833 548 0282 or 877 853 5247.

All are Toll Free

Dial and enter the webinar id when prompted: 991 5665 1569 #

OPENING SESSION

- Call to Order
- Roll Call
- Approval of minutes from the August 18, 2020 regular meeting
- Director's Report – Discussion of housing study

CITY COUNCIL REFERRAL

1. Referral 3477 – 109 Canton Street

Applicant: National Development Group Inc

The petitioner is requesting to rezone 109 Canton Street from R-3 to C-1 – for action (AP 65 Lot 384, Valley)

REQUEST FOR REINSTATEMENT – MINOR LAND DEVELOPMENT PROJECT

2. Case No. 19-007MI – 200 Gordon Ave and 445 Prairie Ave (Preliminary Plan)

Applicant: Partnership c/o Preservation of Affordable Housing

The applicant is seeking to reinstate the preliminary plan approval for a minor land development project to construct a three story, 30 unit residential building with a requested dimensional adjustment for 12 parking spaces. A dimensional adjustment from the front yard setback requirement is also requested. A design waiver for the amount of transparency on street facing facades is requested where a minimum of 25% is required but 21.2% and 16% will be provided on Gordon Ave and Oxford Street respectively – for action (AP 48 Lots 1097 and 1099, Lower South Providence)

**LAND DEVELOPMENT PROJECT
PUBLIC HEARING**

3. Case No. 19-058UDR – 288 Kinsley Ave. and 153 Harris Ave.

Applicant: OGN LLC

The applicant is seeking preliminary plan approval for a two-phase, multi-use project consisting of a commercial building, restaurant with drive through, storage space building and a gas station with associated parking, landscaping and drainage infrastructure. Pursuant to Unified Development Review, a special use permit for a drive through in an M-1 Zone and a variance for curb cut width is requested. The applicant is also requesting a waiver from the requirement that all state approvals be submitted at the preliminary plan stage. The lots are located in the M-1 and M-MU 75 zones – for action (AP 26 Lot 234 and AP 27 Lots 36 and 269, Smith Hill)

ADJOURNMENT

IMPORTANT INFORMATION

- Plans for the agenda items may be accessed at:
<http://www.providenceri.gov/planning/city-plan-commission-cpc/>.
All documents will be posted no later than September 10, 2020. Those who cannot access the documents electronically may call **401-680-8524** to make other arrangements to view the documents.
- The public will have the opportunity to comment during the meeting through the electronic platform and by telephone. Public comment may also be submitted prior to the meeting by email to cmanjrekar@providenceri.gov or by telephone at **401-680-8524**.
- Hard copies of comments may be delivered to the **drop box at 444 Westminster St.**, next to the back entrance off of Greene St.
- The Commission encourages comments to be submitted at least 24 hours before the meeting. Comments accepted via email, drop box and telephone will be read into the record and discussed at the meeting.
- Contact Choyon Manjrekar with the Department of Planning and Development at cmanjrekar@providenceri.gov if you have any questions regarding this meeting.