

Providence City Plan Commission

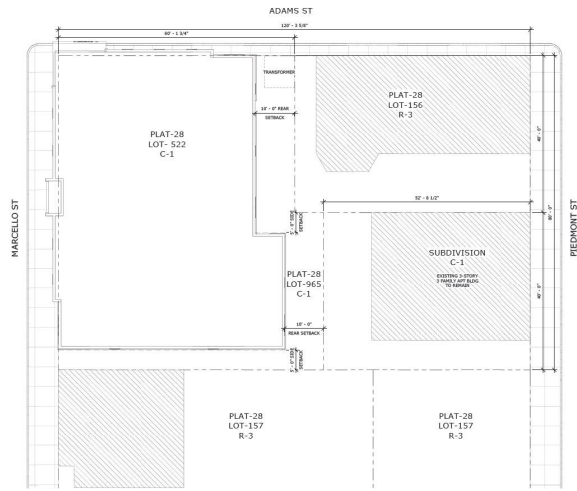
June 15, 2021



AGENDA ITEM 7 ■ 18 MARCELLO AND 25 PIEDMONT STREET



Rendering of the proposed building



Proposed site plan



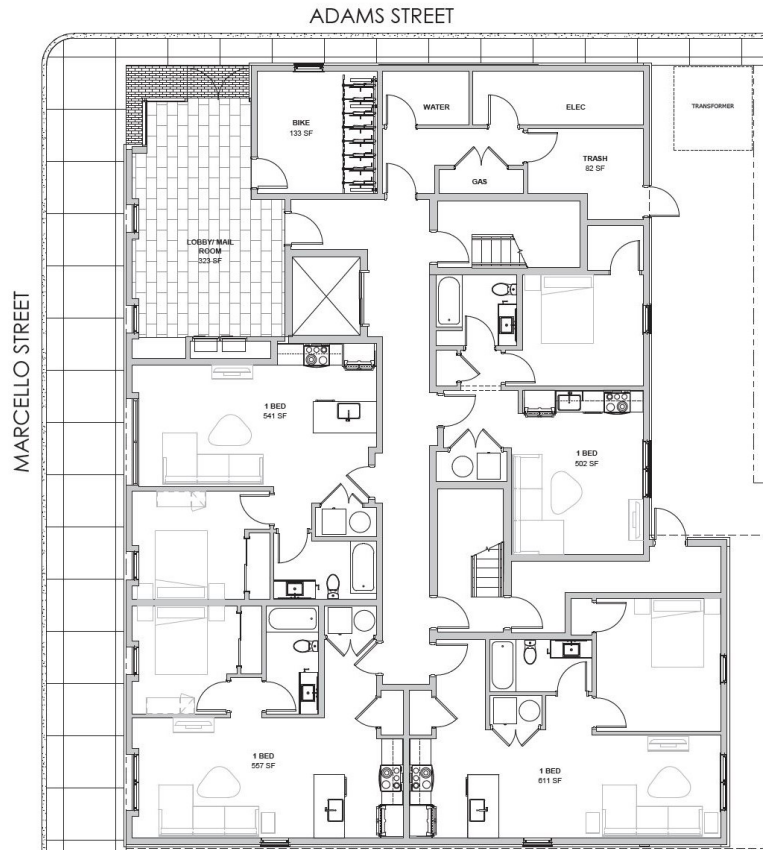
Aerial view of the site

OVERVIEW

OWNER/APPLICANT:	GP 3 Realty LLC, Applicant Piedmont Properties LLC, Owner	PROJECT DESCRIPTION:	The applicant is proposing to construct a four story, 19 unit apartment building. The lots are zoned R-3, which the applicant is proposing to rezone to C-1 to allow for the multifamily use. Pursuant to the zone change, the applicant is requesting a design waiver from Section 503.A.1 of the ordinance which pertains to blank walls of over 25'. Waivers from submission of drainage calculations, erosion control and grading plans at the preliminary plan stage are requested.
CASE NO./PROJECT TYPE:	21-018MI Preliminary Plan Approval	RECOMMENDATION:	Approval of the Preliminary Plan subject to the noted findings and conditions
PROJECT LOCATION:	18 Marcello and 25 Piedmont Street AP 28 Lots 522 and 965	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Federal Hill		



Marcello Street elevation



First floor plan

PROJECT OVERVIEW

The subject property is composed two lots, 18 Marcello Street and 25 Piedmont Street (AP 28 lots 522 and 965) that are zoned R-3 and occupied by a three family dwelling with associated parking. The applicant is proposing to rezone the lots to C-1 to allow for construction of a four story 19-unit apartment building. Pursuant to the zone change being approved, the applicant is requesting design waivers from Sections 503 A.1 pertaining to limits of blank walls on a façade. Preliminary plan submission waivers from drainage calculations, erosion control and a grading plan are also requested.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The applicant has applied to rezone the subject lots from R-3 to C-1, where multifamily development is permitted by right. The rezoning will be conditioned on uses on the lot being limited to two and three family and multifamily residential.

Dimensions and site design

The subject lots, zoned R-3, are located between Marcello and Piedmont Streets to the west and east, with Adams Street located to

the north of lot 522. Marcello Street is designated as the front yard with the main entrance located at the corner of Marcello and Adams Street. A height of 44' is proposed which is within the 45' height limit of the C-1 zone. The building will be constructed to the front and side lot lines and exceed 60 percent of build-to zone requirement for the front yard on Marcello Street and 40 percent for the side yard on Adams Street. A ten foot rear setback will be maintained between the northern rear of the building and lot 156 which is zoned residential. The three family dwelling will be retained and located adjacent to the southern rear of the building.

Four one-bedroom units will be located on the ground floor in addition to utilities, bike storage and the entrance lobby. Floors two through four will each have one two-bedroom and four one-bedroom units for a total of 19 units.

The exterior of the building will be composed of gray brick with wood and metal paneling, and lap siding, which are materials permitted by right in this zone. The building's design conforms to the guidelines for multifamily development in the ordinance as it represents a common architectural theme and has features that incorporate projections and recesses with variations in glazing and façade openings, which adds variety to the building's design.

Windows are provided for each ground floor unit with the entrance lobby completely transparent. Utilities and bike storage are located adjacent to Adams Street but completely screened by a wall painted with a mural. The applicant is requesting a design waiver for this portion of the building as Section 503.A.1 of the ordinance prohibits blank walls that exceed 25 feet. Based on plans provided, the opaque wall is necessary to screen utility equipment and the bike room, where windows would be unnecessary. It is the DPD's opinion that the mural would be an interesting feature and add some variety to the façade so as to not render it completely blank. The CPC should grant the waiver as the opaque wall is needed to screen this portion of the building and the mural would add some variety to the façade.

Parking

No parking is required as the development will measure less than 10,000 SF in the C-1 zone and is exempt from parking.

Landscaping

With an area of approximately 7,236 SF, the applicant requires approximately 1,085 SF of canopy coverage. The applicant can meet this requirement by planting one large tree and may consult with the City forester to determine an appropriate offsite location.

Drainage and site management waivers

A stormwater management plan is not required as the site is less than 20,000 SF and not subject to the City's stormwater ordinance. However, the City Engineer requires that the applicant provide stormwater calculations showing that runoff from post development conditions will be reduced or will not increase. A waiver to submit the calculations at the final plan stage has been requested. The applicant is also requesting that an erosion control and grading plan required at this stage be submitted with the final plan. The final site design and planning for construction are contingent on the applicant receiving a zone change. It is the DPD's opinion that it would be practical to defer the submissions until those items are finalized to allow the approval process to proceed. The CPC should grant the waivers finding that they are required and in the interest of good planning practice.

FINDINGS

Section 806 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the Preliminary Plan stage:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

According to the future land use map of *Providence Tomorrow: The Comprehensive Plan*—which is not intended for parcel level analysis—this area is one where Neighborhood Commercial/Mixed Use development is located in proximity to medium density residential development, where multifamily development is encouraged and can be observed around the site. The development would support the intent of the map. Provision of housing would conform to objective H-2 of the plan which encourages creation of new housing opportunities in the City.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

Use: The applicant has filed a petition to change the zoning district from R-3 to C-1 which permits multifamily development by right. The DPD has recommended that the CPC make a positive recommendation to the City Council to approve the change.

Dimension and Design: The development largely conforms to the dimensional and design requirements of the C-1 zone. Subject to the CPC granting a waiver from the requirement that a façade contain no more than 25' of a blank wall, the development's design will be in conformance with the ordinance.

Parking: The development is exempt from providing parking as it is less than 10,000 SF in the C-1 zone.

Landscaping: The applicant is required to meet the canopy coverage requirement by planting one large tree under the supervision of the City Forester.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval.*

Waivers to defer submission of an erosion control plan, grading plan and drainage calculations to the final plan stage have been requested. The site is not subject to the City's stormwater ordinance due to its size. Subject to the CPC granting these waivers, no negative environmental impacts are expected as the applicant is expected to come into conformance with all applicable environmental regulations.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

The applicant is required to merge the lots prior to final plan approval to allow for construction of the building. There are no physical

constraints that impact development of this property as it will conform to the dimensional requirements of the zoning ordinance upon merging.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Adequate vehicular and pedestrian access is provided from Marcello, Adams and Piedmont Streets.

RECOMMENDATION

The CPC should vote to approve the preliminary plan subject to the following conditions:

1. The CPC should grant the waivers from submission of the drainage calculations, grading plan, and an erosion control plan subject to them being submitted at the final plan stage.
2. The CPC should grant the design waiver for the blank wall on Adams Street.
3. The applicant shall merge the lots prior to final plan approval.
4. The applicant shall work with the City Forester to determine the location of the offsite planting to meet the canopy coverage requirement.
5. Preliminary plan approval shall be subject to the applicant receiving a zone change to C-1.
6. The validity of the preliminary plan approval shall be extended to one year from the date of recording of the approval letter.
7. Final plan approval should be delegated to DPD staff.



PIEDMONT APARTMENTS

18 Marcello Street Providence, RI 02909

City Plan Commission Presentation

MAY 2021

1 25 PIEDMONT APARTMENTS



SOURCE: GOOGLE MAPS



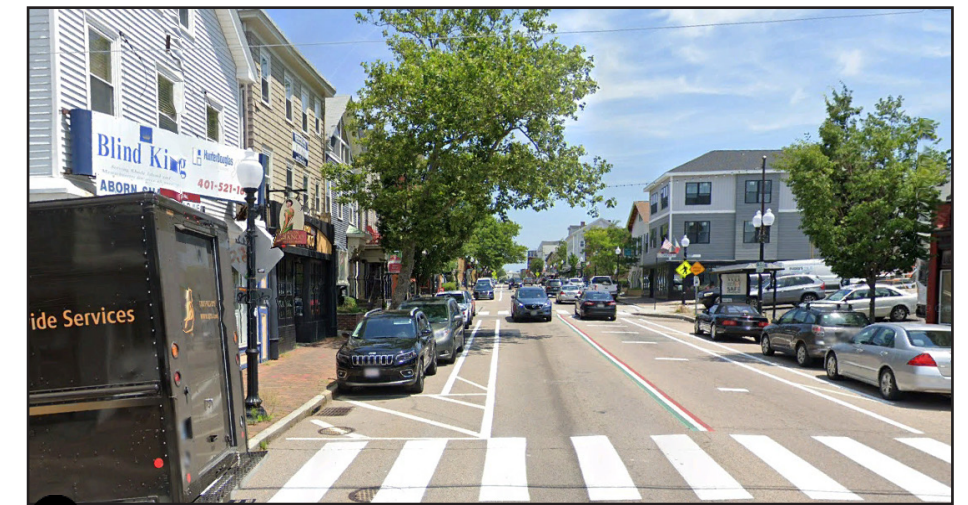
2 26 MARCELLO STREET



**3 CHURCH OF THE HOLY CROSS,
472 ATWELLS AVE**



4 19 PIEDMONT STREET



5 ATWELLS AVE

CONTEXT
25 PIEDMONT APARTMENTS

 25 PIEDMONT APARTMENTS



EXISTING STRUCTURES
25 PIEDMONT APARTMENTS



18
marcels



LIGHT CREAM LAP SIDING



GRAY BLEND BRICK



NATURAL WOOD PANELING



METALIC BLACK METAL PANELS

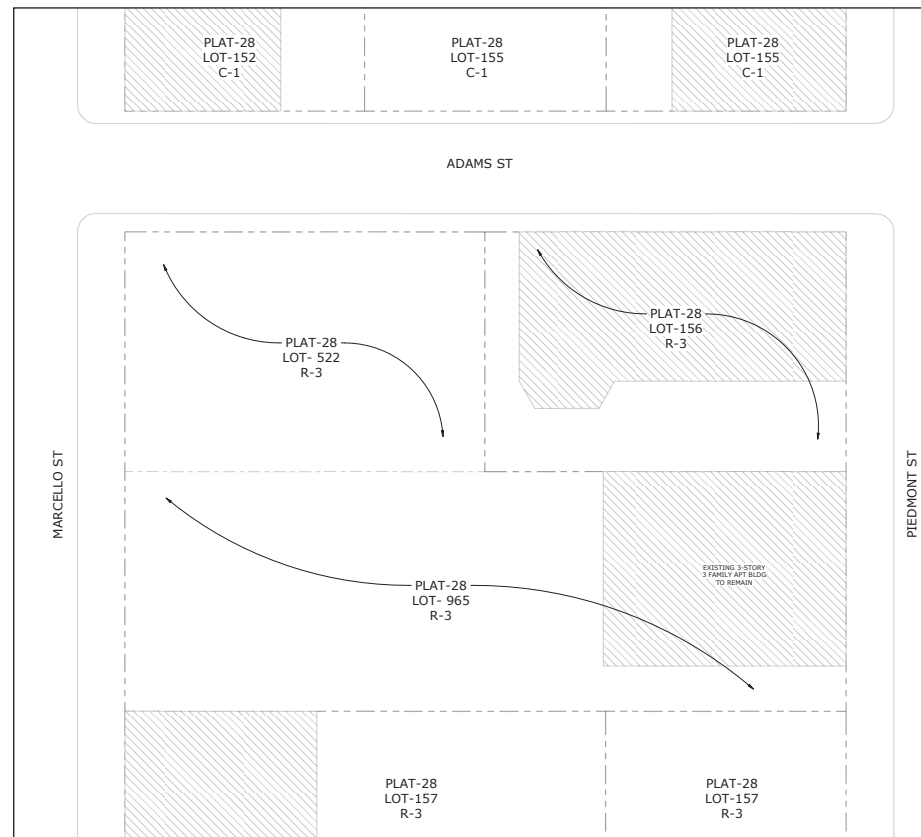
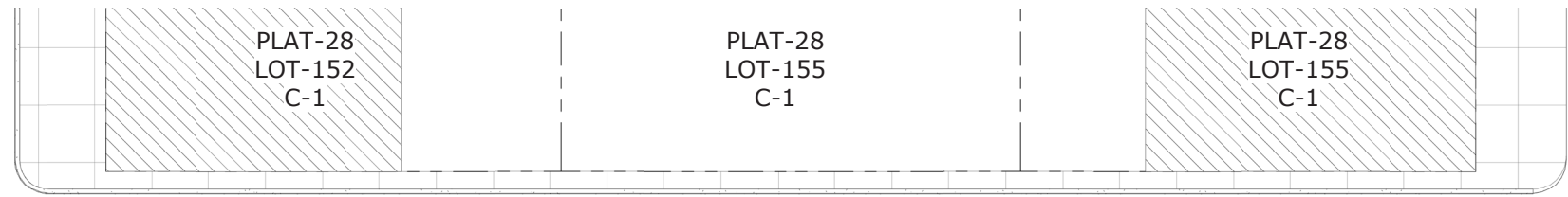


GLASS STOREFRONT WINDOWS & RAILINGS



NATURAL WOOD WINDOW PLANTERS

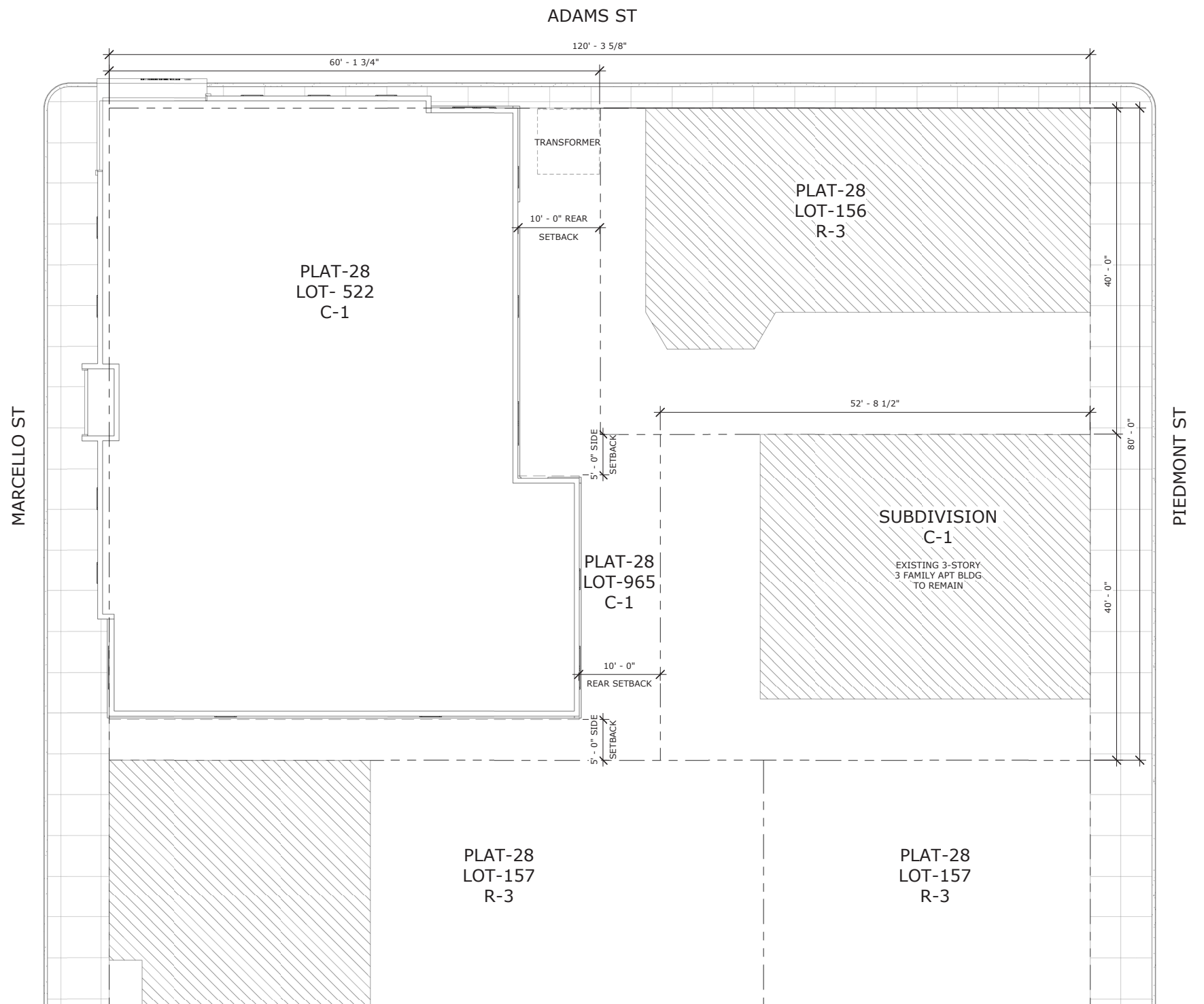
MATERIALS
25 PIEDMONT APARTMENTS

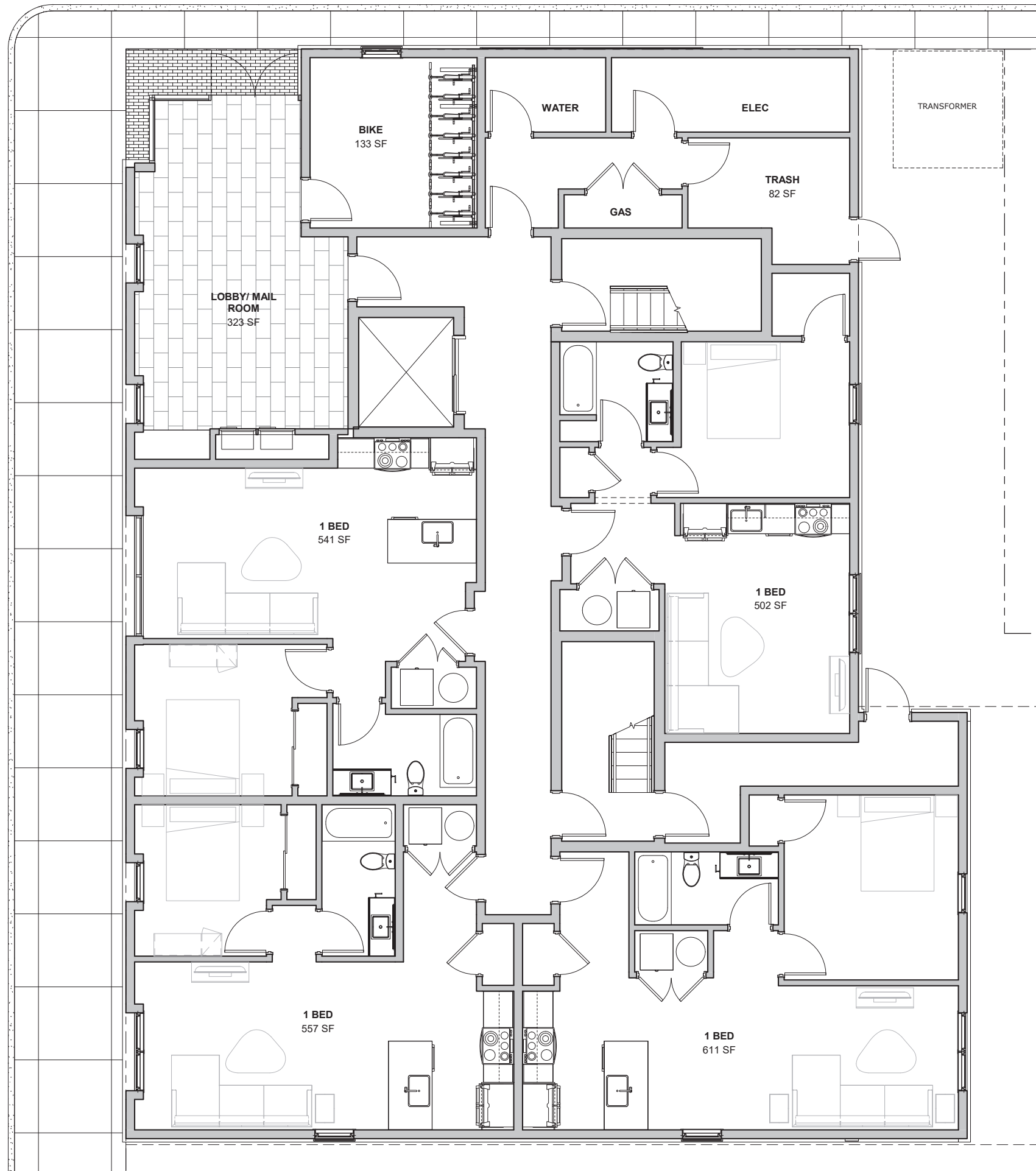


SITE EXISTING CONDITIONS PLAN

SITE PLAN SCALE @ 1/16" = 1'0"

25 PIEDMONT APARTMENTS





UNIT MATRIX:

UNIT TYPE	1	2	3	4	T
1 BED	4	4	4	4	16
2 BED	-	1	1	1	3
SUBTOTAL	4	5	5	5	19

GROSS AREA MATRIX:

LEVEL	AREA (SF)
GROUND FLOOR PLAN	3,915
SECOND FLOOR PLAN	4,125
THIRD FLOOR PLAN	4,125
FOURTH FLOOR PLAN	4,125
SUBTOTAL	16,290

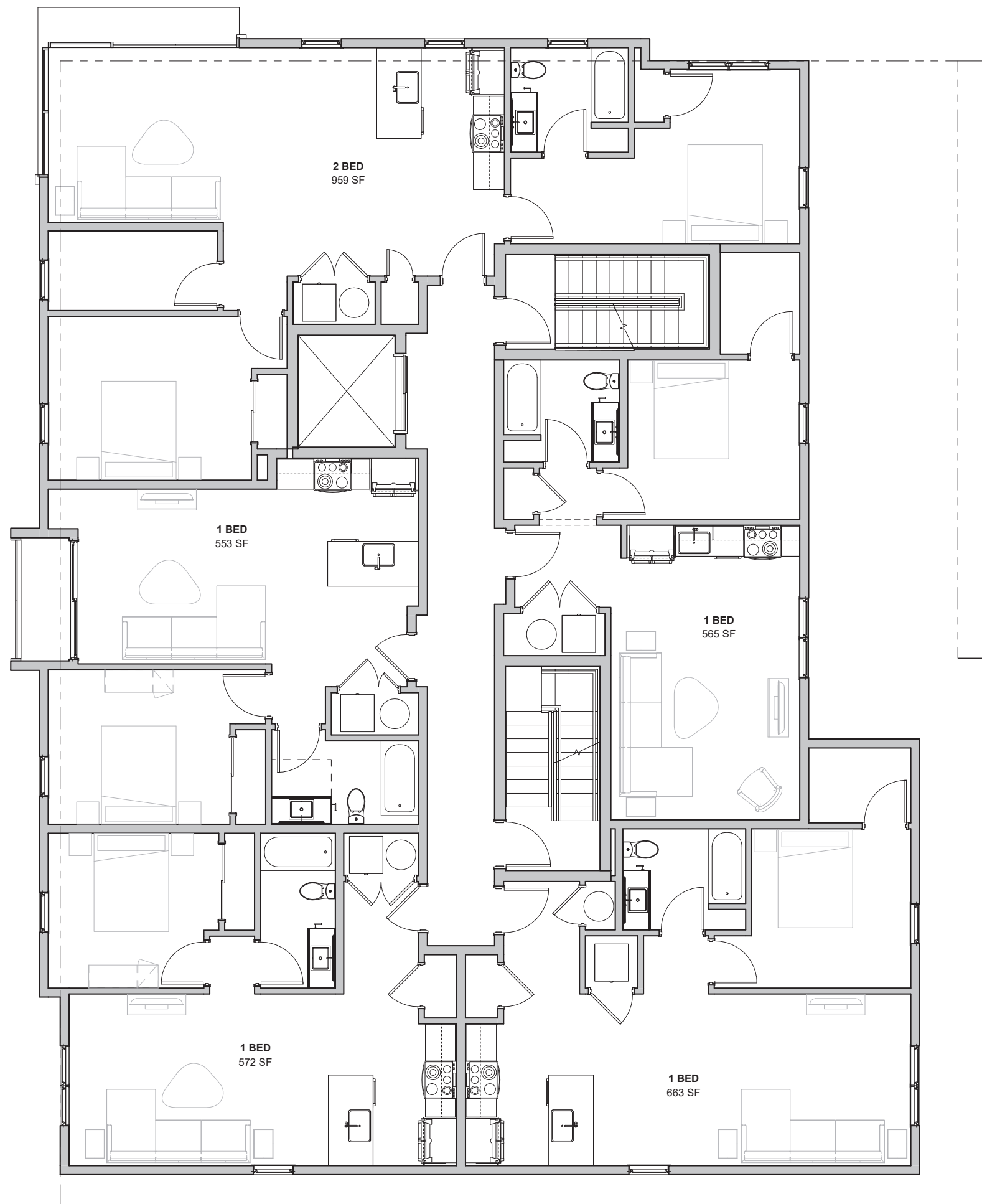
GROUND FLOOR PLAN SCALE @ 1/8" = 1'0"
 25 PIEDMONT APARTMENTS



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UNIT TYPE	1	2	3	4	T
1 BED	4	4	4	4	16
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SUBTOTAL	4	5	5	5	19

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SUBTOTAL	16,290

TYPICAL PLAN (FLOOR 2-4) SCALE @ 1/8" = 1'0"
 25 PIEDMONT APARTMENTS





NORTH ELEVATION SCALE @ 1/8" = 1'0"
 25 PIEDMONT APARTMENTS



EAST ELEVATION SCALE @ 1/8" = 1'0"

25 PIEDMONT APARTMENTS



SOUTH ELEVATION SCALE @ 1/8" = 1'0"
 25 PIEDMONT APARTMENTS



WEST ELEVATION SCALE @ 1/8" = 1'0"
 25 PIEDMONT APARTMENTS