

Rendering of aerial view



View from Manton Ave

## PROJECT OVERVIEW

The applicant is proposing to construct three storage space buildings providing a total of 94,200 SF of floor area. The area proposed for development is the vacant, undeveloped portion of a lot that is occupied by a grocery store and drive-through restaurant. The applicant will apply for a minor subdivision to separate the development area, which is currently under agreement. The applicant is requesting a waiver from submission of a conceptual landscaping plan at the master plan stage. A number of design waivers pertaining to the design of the buildings and materials used have been requested.

## ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

### Use

The subject lot is zoned C-3, where self-storage facilities are permitted by right.

### Dimensions and site design

The development will be composed of three one story storage buildings with storage bays on each façade, set back from Manton Ave. A total of 720 units are proposed across the three buildings. Lot access will be provided from a driveway that originates on Manton Ave. The westerly building will contain an office of approximately 900 SF with 15 parking spaces located in proximity. Site improvements like landscaping, lighting and utility connections will also be provided.

Based on conceptual building designs, it appears that design waivers will be required for minimum building height, façade materials and fenestration. The C-3 zone requires a minimum height of 11 feet but 10 are proposed. The building facades are characteristic of storage spaces with corrugated metal for entry bays and no fenestration. EIFS is proposed on the building facades. Design waivers from the C-3 design requirement of 50% ground floor transparency and

prohibition of corrugated metal and EIFS on facades are required based on the submitted design. The applicant is requesting that the waivers be deferred to the preliminary plan stage when detailed building designs will be developed.

#### Landscaping

With the parcel measuring approximately 11 acres, 1.65 acres (72,000 SF) of canopy coverage is required. The site is heavily wooded to the rear and around Manton Ave and may provide the required amount of landscaping. The applicant has not submitted a landscaping plan, and requests that a detailed plan be reviewed at the preliminary plan stage.

#### Environmental management

Drainage, erosion control and site maintenance plans are required at the preliminary plan stage.

#### Design and landscaping plan waivers

The applicant has indicated the need for design waivers from façade transparency, first floor height and use of corrugated metal and EIFS on the building facades and requests that they be reviewed at the preliminary plan stage. A waiver from submission of a landscaping plan at the master plan stage is also requested.

Conceptual building plans and renderings have been provided, with detailed plans required at the preliminary plan stage. The DPD is not opposed to considering the waivers with a developed design as it would offer more detail into the type of relief requested and permit the applicant to refine the design to have the development better conform to ordinance. As noted, the site is currently heavily wooded and serves as conceptual landscaping on provided plans. A detailed plan at the preliminary plan stage would elaborate on the amount of existing and proposed landscaping to meet the ordinance's requirements.

### **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 Master/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.*

The subject property is located in an area that the future land use map of Providence Tomorrow: The Comprehensive Plan intends for General Commercial/Mixed Use development. The plan describes this area as one intended to accommodate large scale development like shopping complexes that serve a variety of City needs and located along highly trafficked commercial corridors. The development conforms to this land use designation.

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

Use: The proposed self storage use is permitted by right in the C-3 zone.

Dimension: The development largely conforms to the dimensional and design requirements of the C-3 zone. The applicant anticipates requiring certain design waivers and has requested that they be reviewed at the preliminary plan stage. The development will conform to the C-3 zone subject to granting these waivers.

Parking: The applicant will meet the parking requirement by providing 15 spaces.

Landscaping: A conceptual landscaping plan has not been submitted, but plans indicate that there are heavily wooded areas around the site that will contribute to the landscaping requirement. A detailed landscaping plan shall be submitted with the preliminary plan.

Lighting: A lighting plan is required at the preliminary plan stage.

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.*

No negative environmental impacts are expected as the applicant is expected to come into conformance with 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 shall apply for a minor subdivision to create a conforming lot for the development prior to the preliminary plan submission. Subject to the subdivision being approved, there are no physical constraints that impact development of this property, as the lot will comply with the dimensional requirements of the C-3 zone.

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 will be provided from Manton Ave.

#### **RECOMMENDATION**

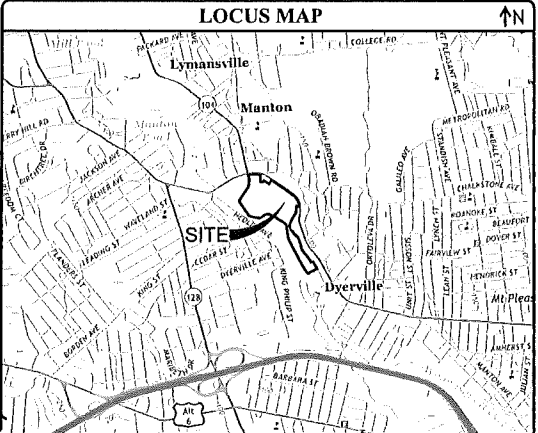
Based on the foregoing discussion, the DPD recommends that CPC approve the master plan subject to the following conditions:

1. The CPC should grant the waiver from submission of a conceptual landscaping plan subject to the condition that a detailed plan be submitted at the preliminary plan stage.
2. The CPC should defer consideration of the requested design waivers to the preliminary plan stage.



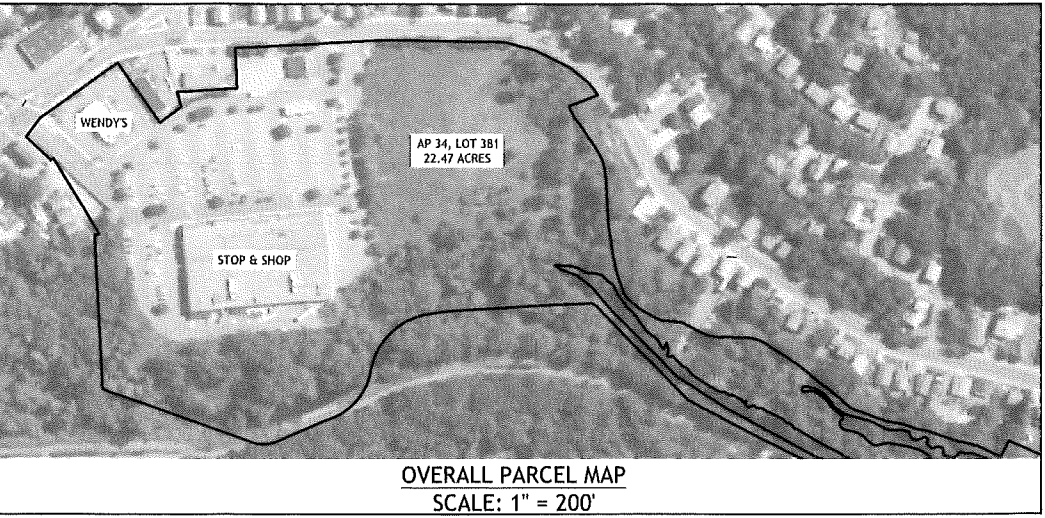
MASTER PLAN FILING OF A MAJOR LAND DEVELOPMENT  
for a Proposed  
COMMERCIAL SELF-STORAGE FACILITY

850 MANTON AVENUE  
PROVIDENCE, RHODE ISLAND  
AP 34, LOT 381  
ZONING DISTRICT: C-3 (HEAVY COMMERCIAL DISTRICT)



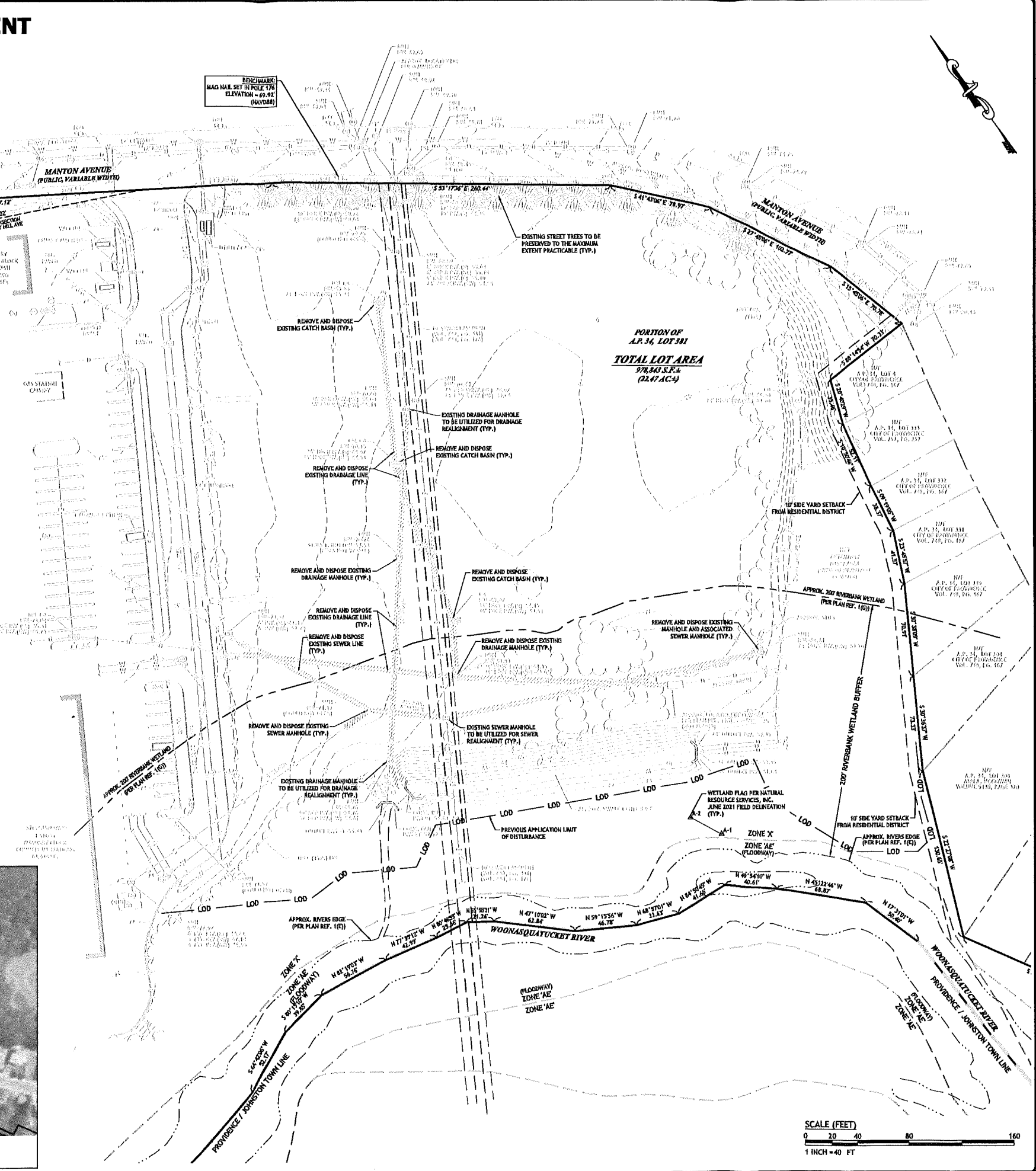
OWNER	APPLICANT	DESIGNER
CALVI REALTY CO INC 1385 HANCOCK ST TAX DEPT 8TH FL QUINCY, MA 02169-5103	BLUEDOG CAPITAL PARTNERS, LLC C/O MR. RICHARD TASCA, ESQ. ONE CUSTOM HOUSE ST., SUITE 4 PROVIDENCE, RI 02903	SPM DESIGN ARCHITECT C/O MR. STEVE MEDEIROS 80 FOUNTAIN STREET PAWTUCKET, RI 02860
CIVIL ENGINEER	SURVEYOR	BUILDER
JOE CASALI ENGINEERING, INC. 300 POST ROAD WARWICK, RI 02886 (401) 944-1300 phone (401) 944-1313 fax	WATERMAN ENGINEERING CO. 48 SUTTON AVENUE EAST PROVIDENCE, RI 02814 (401) 438-5775 phone	CUSTOM BUILDERS OF RI C/O MR. RICK NARDELLA 289 COWSETT AVE WEST WARWICK, RI 02883

- GENERAL NOTES:
- A PARTIAL CLASS I BOUNDARY SURVEY & CLASS III TOPOGRAPHIC SURVEY WAS COMPLETED IN MAY 2021 BY WATERMAN ENGINEERING COMPANY, 46 SUTTON AVENUE, PROVIDENCE, RI 02914.
  - THE PROPOSED PROJECT AREA IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND THE WOONASQUATUCKET RIVER AT THE SOUTHERN BOUNDARY OF THE PROPERTY IS WITHIN THE FLOODWAY ZONE AE, AS SHOWN ON THE FIRM MAP FOR THE CITY OF PROVIDENCE MAP NUMBER 44007C0304J, EFFECTIVE DATE OCTOBER 2, 2015. THE FLOODPLAIN BOUNDARIES AND THE COASTAL BARRIER DEPICTED HAVE BEEN OVERLAID AND APPROXIMATED USING FEMA'S ONLINE NATIONAL FLOOD HAZARD LAYER (NFIHL) DATASET.
  - THE SUBJECT PROPERTY IS LOCATED WITHIN THE WOONASQUATUCKET RIVER WATERSHED.
  - THERE ARE NO KNOWN ACTIVE AGRICULTURAL USES ON OR ADJACENT TO THE SITE. THERE ARE NO HISTORIC CEMETERIES OR IMMEDIATELY ADJACENT TO THE SITE. THE SITE DOES NOT LIE WITHIN AN ENVIRONMENTAL JUSTICE AREA.
  - WETLANDS WITHIN THE PROJECT AREA WERE DELINEATED BY NATURAL RESOURCE SERVICES, INC. IN JUNE 2021.
  - EXISTING SOILS ON THE SITE HAVE BEEN CLASSIFIED AS RIPPOWAM FINE SANDY LOAM (RU), MERRIMAC-URBAN LAND COMPLEX, 0-8% SLOPES, UDORTHERTS-URBAN LAND COMPLEX (UD) AND WATER (W).
  - SEWER, WATER, AND GAS ARE AVAILABLE WITHIN MANTON AVENUE.
  - THE SITE IS SUBJECT TO A SEWER LINE EASEMENT.



LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK LINE
- WETLAND EDGE
- WETLAND FLAG
- 50' PERIMETER WETLAND
- 100' RIVERBANK WETLAND
- 200' RIVERBANK WETLAND
- EXISTING EASEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING FENCE
- EXISTING CURB
- PROPOSED CURB
- GUARD RAIL
- EXISTING DRAIN LINE
- PROPOSED DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WATER GATE
- PROPOSED WATER GATE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING TEST HOLE
- EXISTING HYDRANT



JOE CASALI ENGINEERING, INC.  
CIVIL, SITE DEVELOPMENT, TRANSPORTATION  
DRAINAGE, WETLANDS, TRAFFIC, PLANNING  
300 POST ROAD, WARWICK, RI 02886  
(401) 944-1300 FAX (401) 944-1313 FAX WWW.JOEASALI.COM

JOSEPH A. CASALI  
No. 7250  
REGISTERED  
PROFESSIONAL ENGINEER  
CIVIL  
8.27.2024

PROPOSED SELF-STORAGE FACILITY  
850 MANTON AVENUE  
PROVIDENCE, RHODE ISLAND  
AP 34, LOT 381

REVISIONS:
NO. DATE DESCRIPTION

DESIGNED BY: WMLR  
DRAWN BY: SEP  
CHECKED BY: JAC  
DATE: AUG. 2021  
PROJECT NO: 20-56a

PRELIMINARY,  
NOT FOR CONSTRUCTION

EXISTING  
CONDITIONS

ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	C-3	C-3	C-3
MINIMUM LOT AREA	NONE	22,47 ACRES	11 ACRES
MINIMUM BUILDING HEIGHT	NONE	N/A	-
MINIMUM FIRST STORY HEIGHT	11 FT	N/A	>11 FT
MAXIMUM BUILDING HEIGHT	60 FT	N/A	<60 FT
MAXIMUM BUILDING COVERAGE	NONE	N/A	-
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	NONE	N/A	-
MINIMUM FRONT SETBACK	NONE	N/A	42.5 FT
MINIMUM INTERIOR SIDE SETBACK	10 FT	N/A	93.8 FT
MINIMUM CORNER SIDE SETBACK	NONE	N/A	N/A
MINIMUM REAR SETBACK	NONE	N/A	-

1. NOT TO EXCEED 4 STORIES
2. NONE, UNLESS MULTI-TENANT RETAIL CENTER, THEN 301.8 APPLIES
3. NONE, UNLESS ADJUTING A RESIDENTIAL DISTRICT, THEN 10'
4. NONE, UNLESS ADJUTING A RESIDENTIAL DISTRICT THEN 20'

**OFF-STREET PARKING SPACE REQUIREMENTS:**  
PER SECTION 1402, TABLE 14-1 - OFF STREET VEHICLE AND BICYCLE PARKING REQUIREMENTS

**PARKING CATEGORY: SELF-STORAGE FACILITY**  
1 PARKING SPACE PER 50 STORAGE UNITS  
(NO BICYCLE SPACES REQUIRED)

PROPOSED 720 STORAGE UNITS / 50 STORAGE UNITS  
= 14.4 = 15 PARKING SPACES REQUIRED

ADA REQUIRES 1 HANDICAP SPACE FOR  
LOTS OF BETWEEN 1 SPACE TO 25 SPACES

REQUIRED: 15 SPACES (1 VAN ACCESSIBLE)  
PROVIDED: 15 PARKING SPACES (1 VAN ACCESSIBLE)

#### WAIVERS FROM PLAN COMMISSION REQUIREMENTS:

MAJOR LAND DEVELOPMENT PROJECT; CHECKLIST ITEM 28: APPLICANT REQUESTS THAT THIS REQUIREMENT FOR A LANDSCAPE PLAN BE DELAYED UNTIL THE PRELIMINARY PLAN STAGE OF REVIEW.

#### LANDSCAPING REQUIREMENTS:

PER SECTION 1503 - ON-SITE LANDSCAPING AND REQUIRED TREES  
SECTION C - REQUIRED TREE CANOPY  
(ALL OTHER DISTRICTS: 15% OF THE SF OF THE LOT)

479,160 SF TOTAL LOT AREA x 15% OF LOT AREA  
= 71,874 SF OF LANDSCAPING

REQUIRED: 71,874 SF OF LANDSCAPING AREA  
PROVIDED: TBD SF OF LANDSCAPING AREA\*

\*LANDSCAPE AREAS ARE FOR PLANNING PURPOSES ONLY IN ORDER TO MEET OR EXCEED MINIMUM LANDSCAPING REQUIREMENTS. A LANDSCAPE PLAN STAMPED BY A RI LICENSED LANDSCAPE ARCHITECT WILL BE PROVIDED AT LATER STAGES OF THE PROPOSED PROJECT AND WILL BE DESIGNED IN ACCORDANCE WITH ARTICLE 15 OF THE CITY OF PROVIDENCE ZONING ORDINANCE.

#### SITE LIGHTING REQUIREMENTS:

PER SECTION 1301 - EXTERIOR LIGHTING  
SITE LIGHTING TO BE DESIGNED IN ACCORDANCE WITH SECTION 1301 OF THE CITY OF PROVIDENCE ZONING ORDINANCE.

A PHOTOMETRIC PLAN WILL BE PROVIDED AT LATER STAGES OF THE PROPOSED PROJECT.

#### SIGN REQUIREMENTS:

SITE SIGNAGE TO BE DESIGNED IN ACCORDANCE WITH SECTION 16 OF THE CITY OF PROVIDENCE ZONING ORDINANCE.

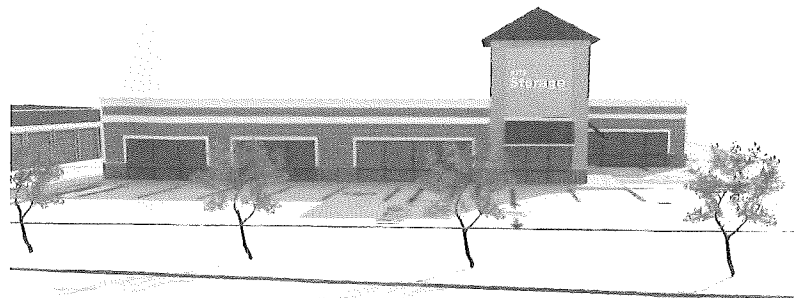
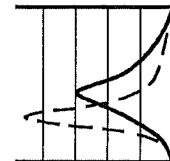
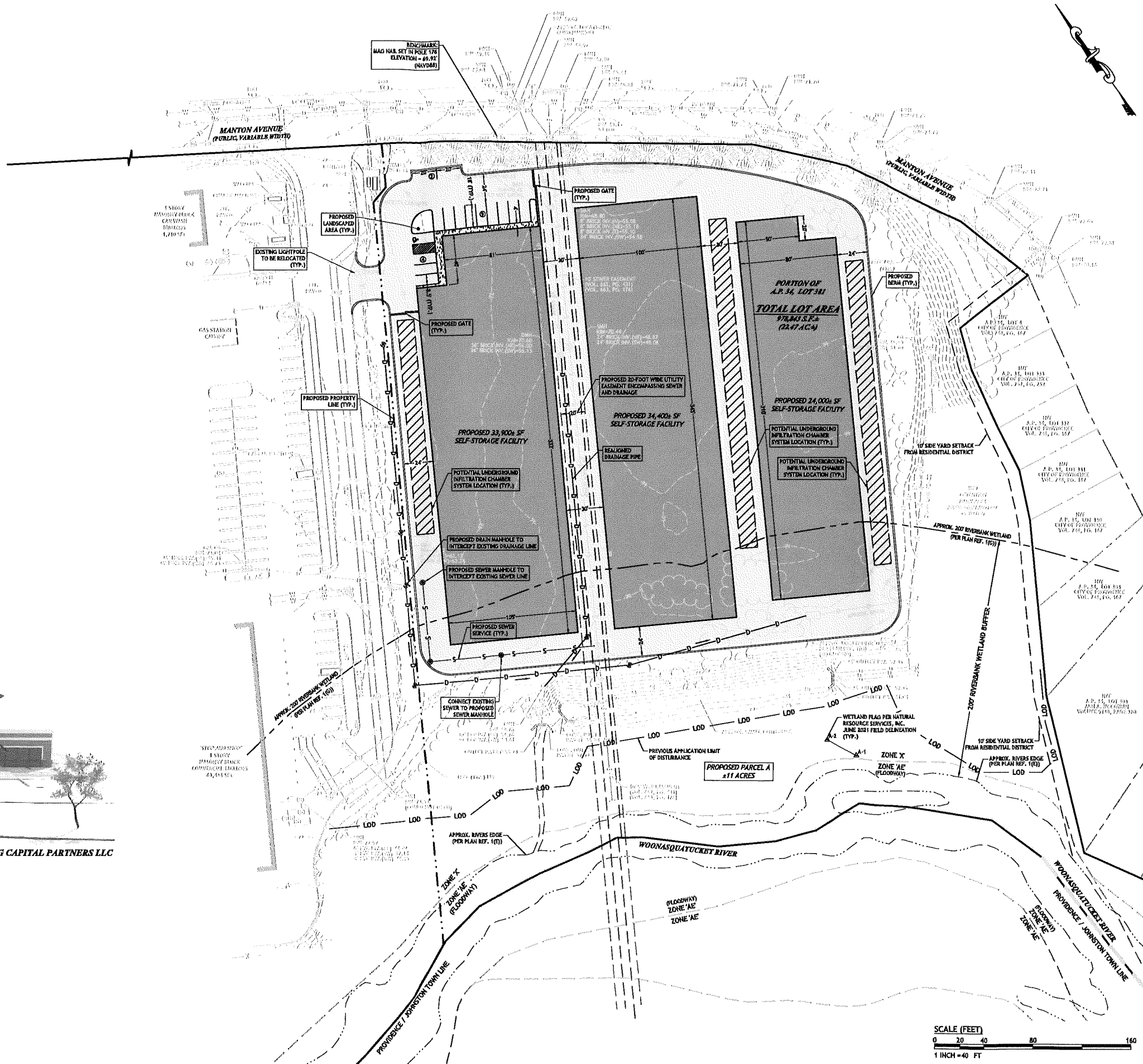


IMAGE COURTESY OF BLUEDOG CAPITAL PARTNERS LLC



**JOE CASALI ENGINEERING, INC.**  
200 POST ROAD, WARREN, RI 02886  
(401) 866-1800 FAX (401) 866-1815 WWW.JOECA.SALI.COM

**JOSEPH A. CASALI**  
No. 7250  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
8.2.1.2021

**PROPOSED SELF-STORAGE FACILITY**  
850 MANTON AVENUE  
PROVIDENCE, RHODE ISLAND  
AP 34, LOT 381

**REVISIONS:**  
NO. DATE DESCRIPTION

**PRELIMINARY, NOT FOR CONSTRUCTION**

**CONCEPTUAL SITE PLAN**

**SHEET 2 OF 2**