

Providence City Plan Commission

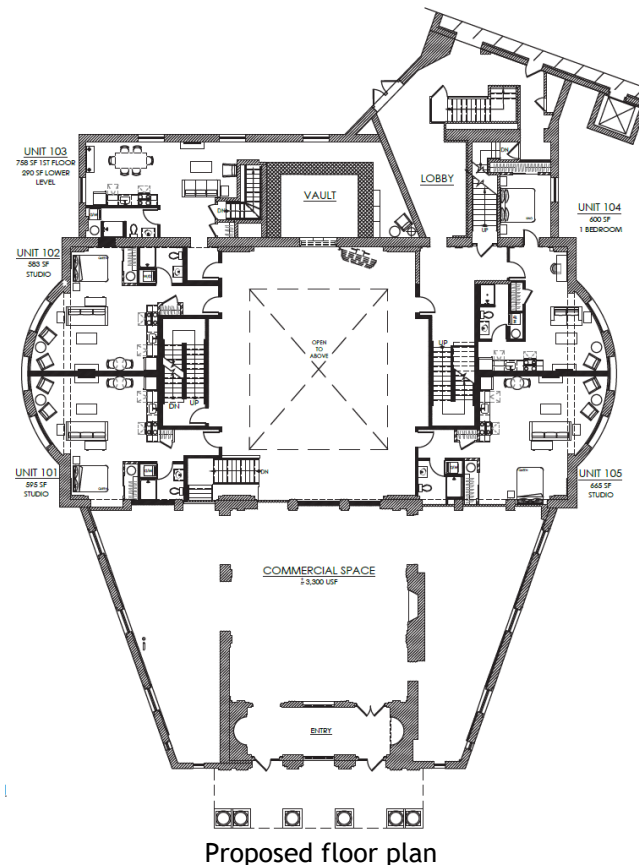
December 14, 2021



AGENDA ITEM 4 ■ 870 WESTMINSTER STREET



Aerial view of the building



Proposed floor plan

OVERVIEW

OWNER/APPLICANT: Omni 870W LLC, Applicant and Owner	PROJECT DESCRIPTION: The applicant is proposing to renovate the former bank building on site for a mix of residential and ground floor commercial uses. The applicant is requesting a design waiver from the requirement that there be no residential or parking within 20 feet of a main street.
CASE NO./PROJECT TYPE: 2021-11 DPR Development Plan Review	
PROJECT LOCATION: 870 Westminister Street AP 29 Lot 185	RECOMMENDATION: Grant the design waiver subject to the noted findings and conditions
NEIGHBORHOOD: West End	PROJECT PLANNER: Choyon Manjrekar

ANALYSIS

The subject property is a three story former bank building. The two story annex along Westminster Street is not part of this application. The bank building is located at the point where Westminster Street bifurcates into Westminster Street to the north and Cranston Street to the south. Per Section 503.A.8 of the zoning ordinance, both streets are considered main streets. The applicant is proposing to convert the building into a mixed use development with 3,300 SF of commercial space on the ground floor and a total of 19 apartment units on the ground floor and upper stories. The applicant is requesting a waiver from Section 503.A.8 of the ordinance which prohibits residences within 20 feet of main streets.

Based on plans provided, the commercial space is in the front third of the building, accessed from the prominent front entry to the former bank. The residential uses proposed on the first floor are in the back of the building, in an area that was not designed to be accessible from the street, much of it set back behind fencing. Residential uses in this portion of the ground floor will not negatively affect the building's character or the character of the main streets. The development would be in conformance with object H-2 of the comprehensive plan which encourages creation of new housing. Redevelopment of the building would also be in conformance with Objective LU-3, Strategy B of the comprehensive plan which encourages adaptive reuse of historic non-residential buildings.

Based on a review of plans, it is the DPD's opinion that the Commission should grant the requested waiver as it is not expected to have a negative effect on the neighborhood's character.

RECOMMENDATION

Based on the foregoing discussion, the Commission should grant the requested design waiver.

DEVELOPER:



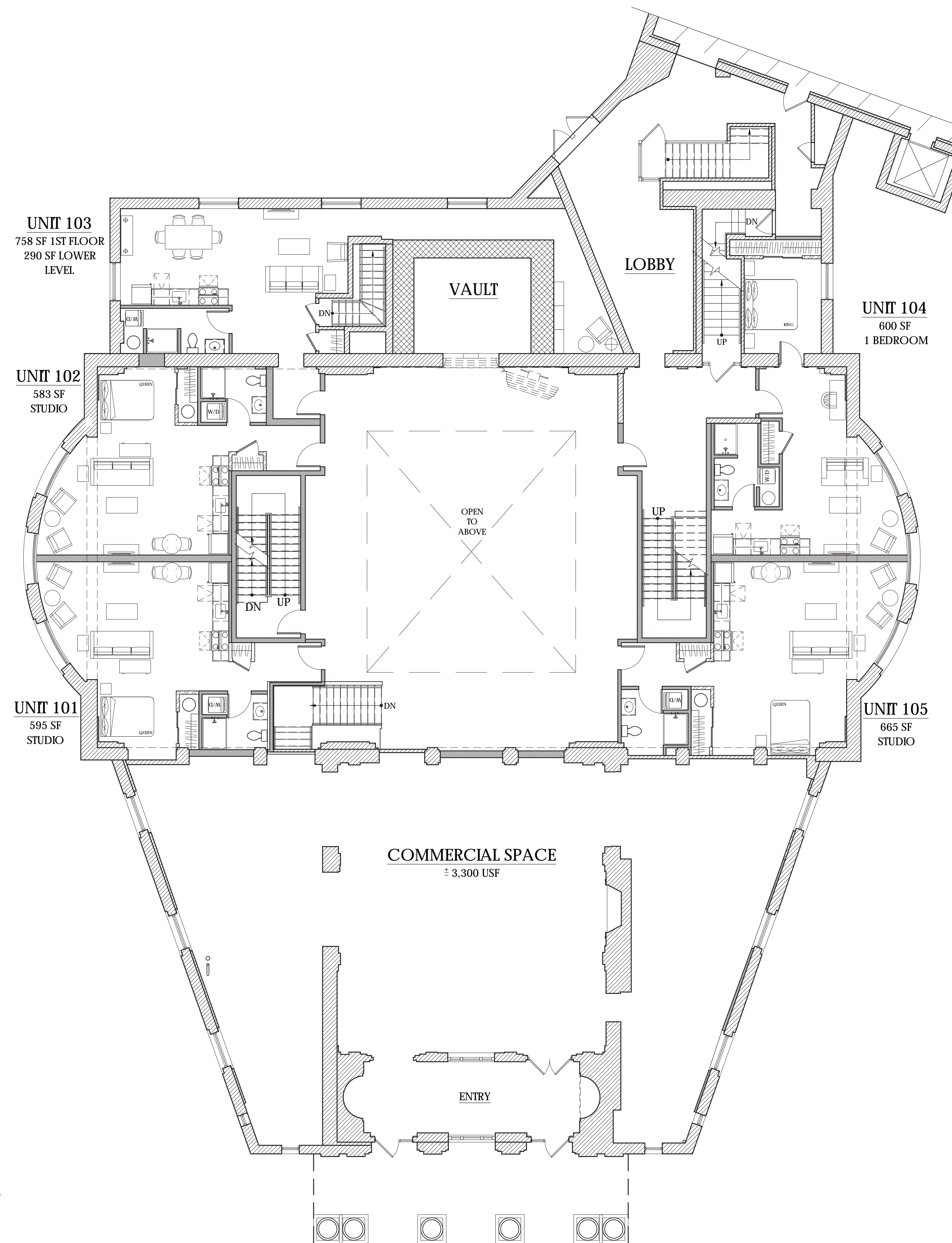
PROPOSED ADAPTIVE RE-USE MIXED DEVELOPMENT



DEVELOPER:



PROPOSED ADAPTIVE RE-USE MIXED DEVELOPMENT

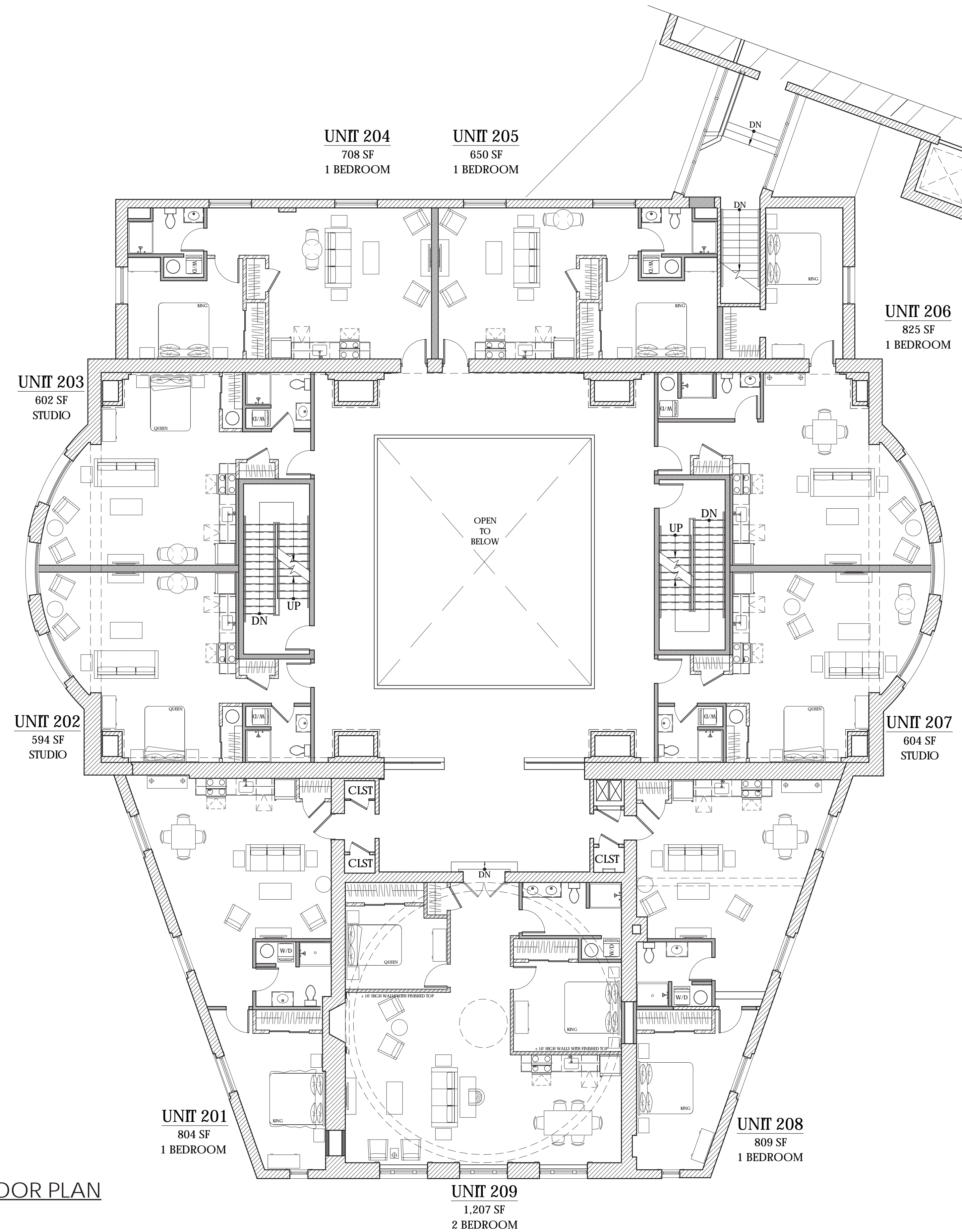


FIRST FLOOR PLAN

DEVELOPER:



PROPOSED ADAPTIVE RE-USE MIXED DEVELOPMENT

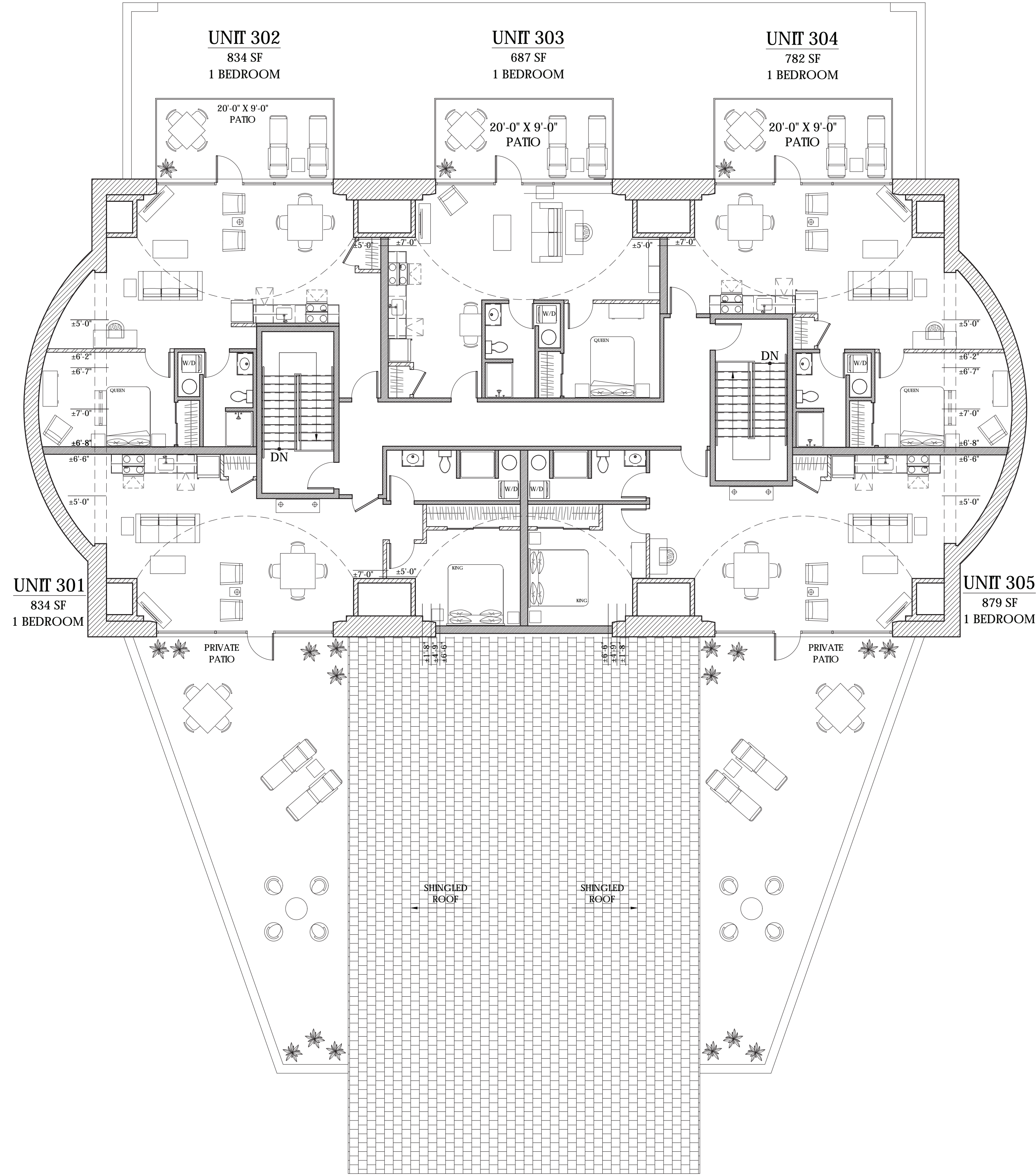


SECOND FLOOR PLAN

DEVELOPER:



PROPOSED ADAPTIVE RE-USE MIXED DEVELOPMENT



THIRD FLOOR PLAN