

Providence City Plan Commission

April 12, 2022



AGENDA ITEM 4 ■ 870 WESTMINSTER STREET



Proposed site plan



Rendering of the proposed building



Aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	Omni 870W LLC, Owner and Applicant	PROJECT DESCRIPTION:	The applicant is proposing to construct a third story addition to a former bank annex building providing 11 dwelling units and creating 8,333 SF of area. In addition, 8,843 SF of infill space and nine units are proposed in the former main bank building.
CASE NO./ PROJECT TYPE:	22-015MI Preliminary Plan Approval		
PROJECT LOCATION:	870 Westminister Street AP 29 Lot 185	RECOMMENDATION:	Approval of the Preliminary Plan subject to the noted findings and conditions
NEIGHBORHOOD:	Federal Hill	PROJECT PLANNER:	Choyon Manjrekar

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Parking

The applicant will meet the parking requirement by providing 72 parking spaces for the fifty one total dwelling units and commercial space in the annex and main bank building.

Landscaping

Per the landscaping plan, the applicant will provide parking islands, shade trees internal to the parking lot as well as planting strips between the parking area and right-of-way, in conformance with section 1505 of the ordinance. The landscaping plan shall be subject to the City Forester's approval.

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* this area is intended for Neighborhood Commercial/Mixed Use development, where multifamily development is encouraged, particularly in proximity to commercial areas. The addition would support the intent of the plan. Provision of housing would conform to objective H-2 of the plan which encourages creation of new housing 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 annex addition and infill development is a multifamily dwelling, which is permitted by right in the C-2 zone.

Dimension and Design: As discussed, the development conforms to the dimensional and design requirements of the C-2 zone. The CPC has granted waivers for the main building and annex, from the requirement to provide commercial space within 20 feet of a main street pursuant to 2019-18 DPR and 2021-11 DPR.

Parking: The applicant will meet the parking requirement.

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 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.*

There are no physical constraints that impact development of this property as the lot conforms to the dimensional requirements of the zoning ordinance.

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 Westminster and Cranston Streets.

RECOMMENDATION

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

1. The final landscaping plan shall be subject to the approval of the City Forester.
2. The CPC should incorporate the findings and previous approvals for the waivers granted for the bank and annex pursuant to 2019-18 DPR and 2021-11 DPR, to find that provision of additional commercial space is not necessary.
3. The validity of the preliminary plan approval should be extended to one year from the date of recording of the approval letter.
4. Final plan approval should be delegated to DPD staff.

DEVELOPER:



| 870 WESTMINSTER STREET - SITE PLAN



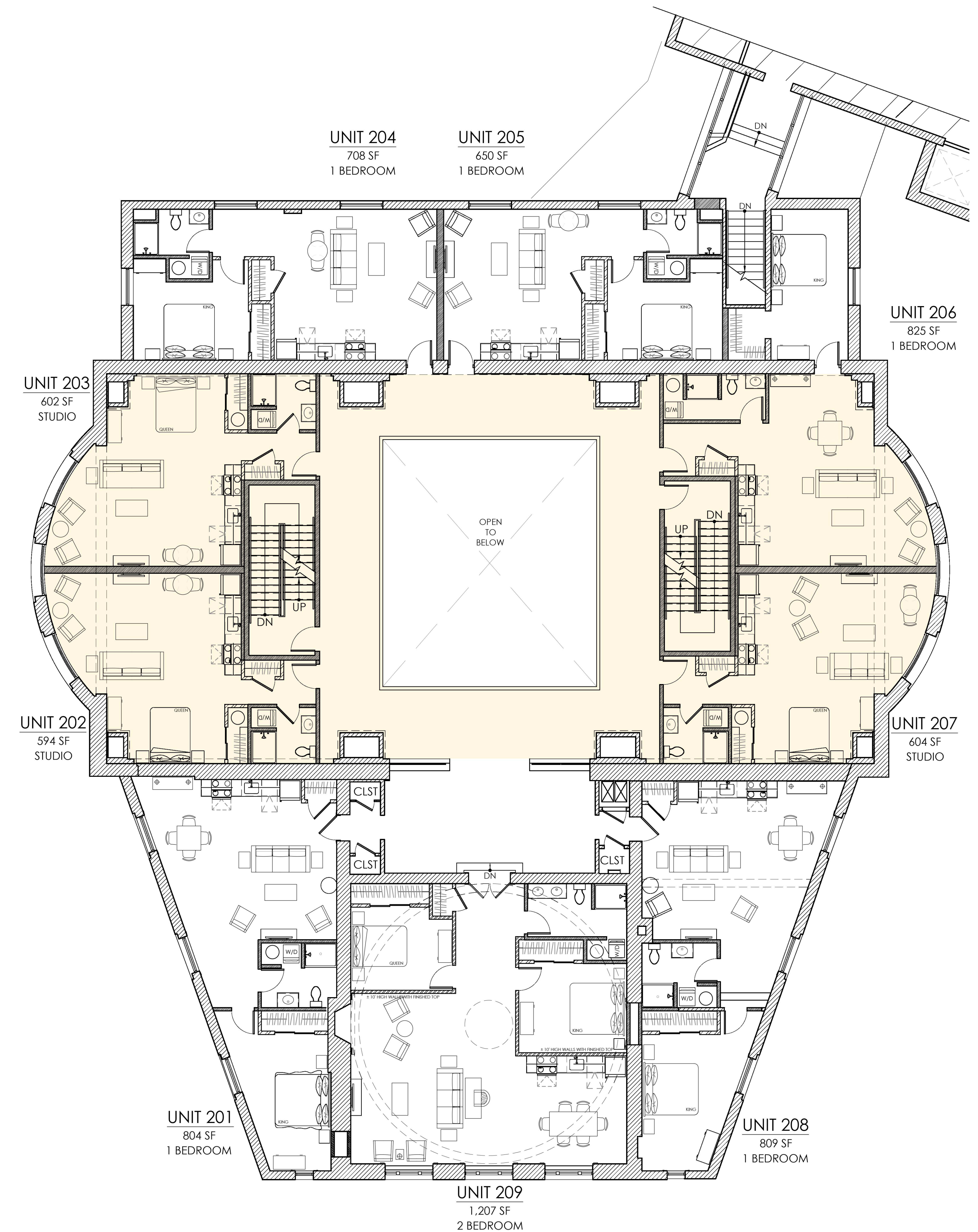
DEVELOPER:



| 870 WESTMINSTER STREET - BANK PORTION

SECOND FLOOR PLAN

- PROPOSED INFILL AREA (4,043 SF)
- 4 NEW RESIDENTIAL APARTMENT UNITS



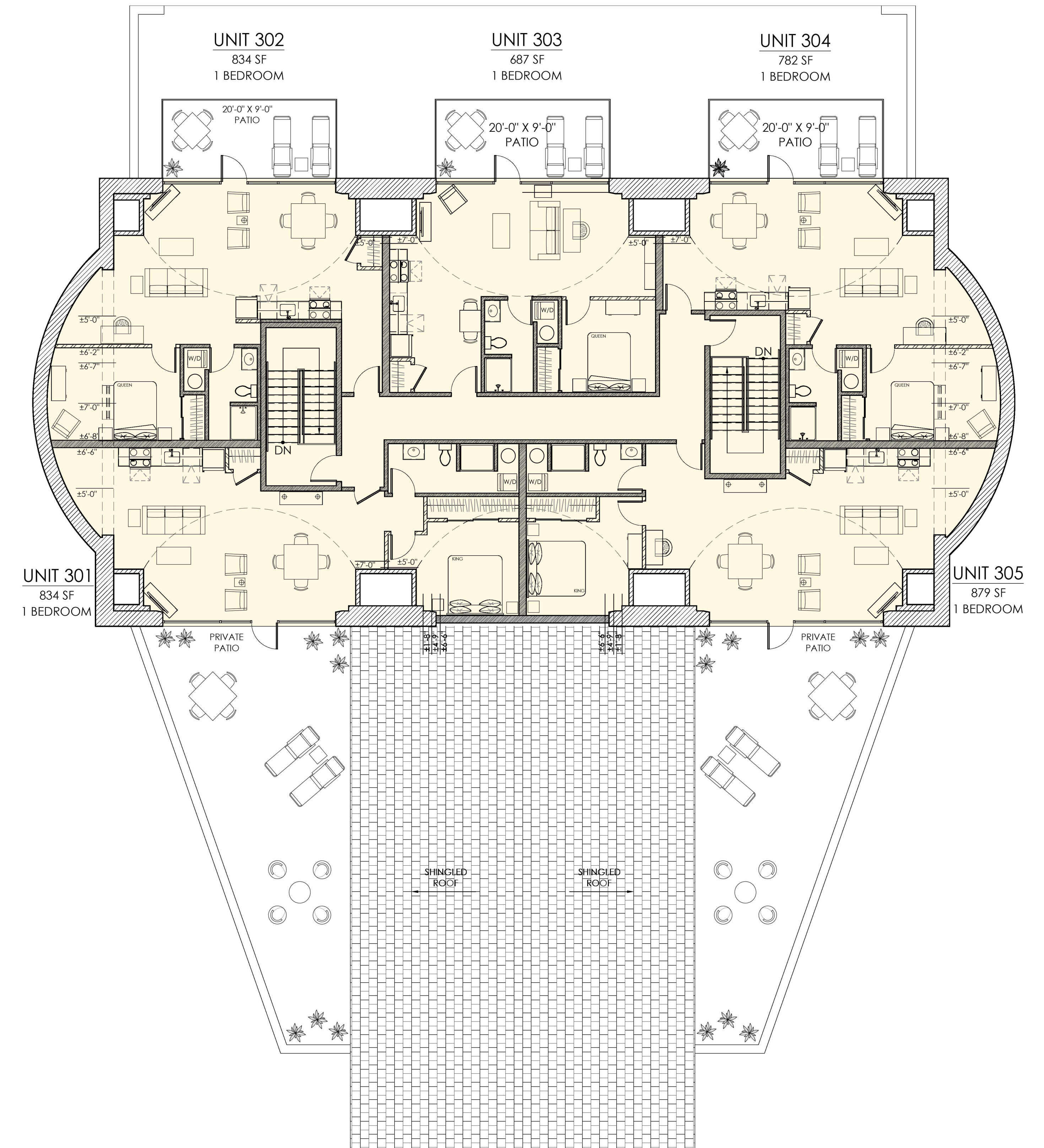
DEVELOPER:



| 870 WESTMINSTER STREET - BANK PORTION

THIRD FLOOR PLAN

- PROPOSED INFILL AREA (4,800 SF)
- 5 NEW RESIDENTIAL APARTMENT UNITS



DEVELOPER:



| 870 WESTMINSTER STREET - ANNEX BUILDING



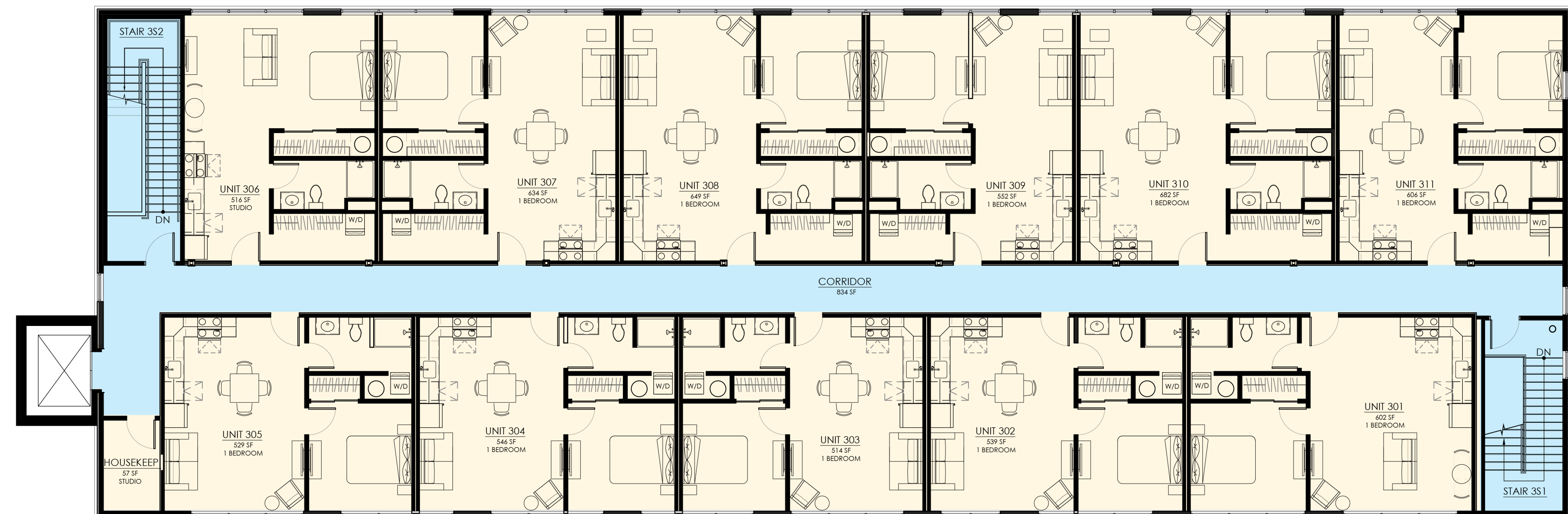
EXISTING STREET VIEW

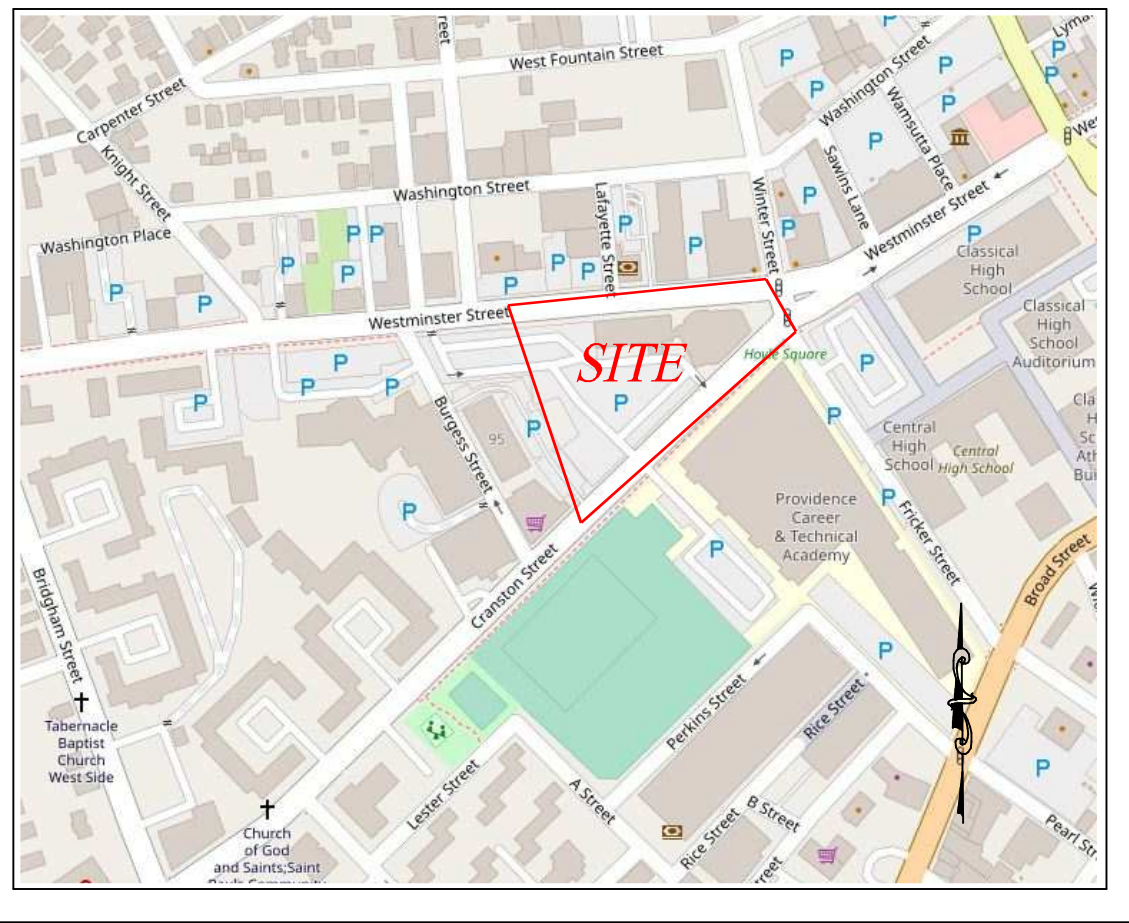


PROPOSED STREET RENDERING

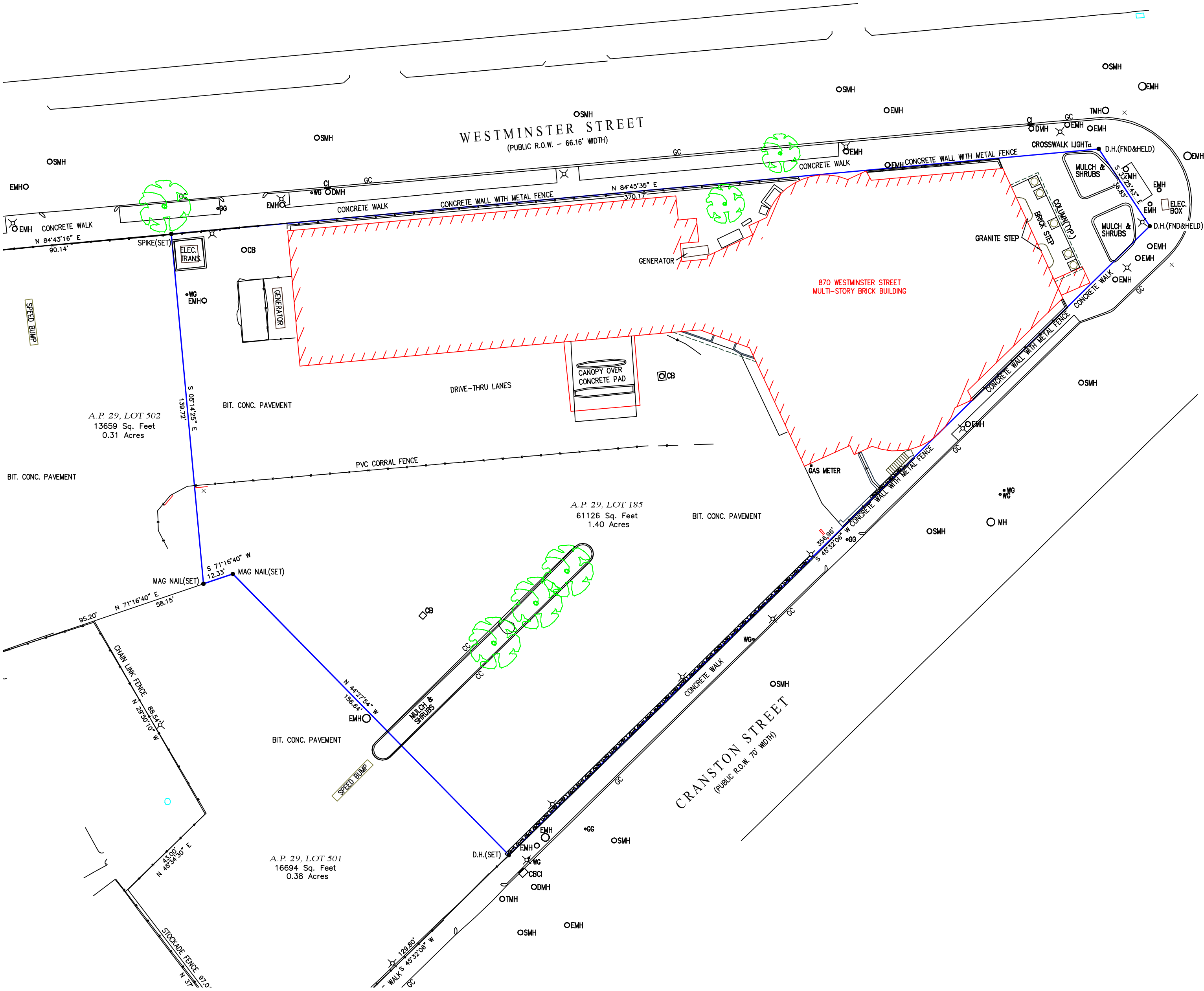
PROPOSED THIRD FLOOR ADDITION

- NEW FLOOR AREA (8,333 SF)
- 11 NEW RESIDENTIAL APARTMENT UNITS
- PROPOSED BUILDING HEIGHT = 39'-6"
- PROPOSED BUILDING CLADDING = FIBER CEMENT PANEL





LOCUS PLAN
(NOT TO SCALE)



LEGEND

- CB CATCH BASIN
- POLE #1 UTILITY POLE
- SIGN STREET SIGN
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- EMH ELECT MANHOLE
- TMH TELEPHONE MANHOLE
- OU OVERHEAD UTILITIES
- E ELECTRIC
- T TELEPHONE
- W WATER LINES
- D STORM DRAIN
- S SANITARY LINE
- G GAS LINE
- AG ABANDONED GAS LINE
- DSYL DOUBLE SOLID YELLOW LINE
- SWL SOLID WHITE LINE
- DWL DASHED WHITE LINE
- LIGHT
- FENCE
- MONITORING WELL
- WG WATER GATE
- GG GAS GATE
- HH HAND HOLE
- HYD FIRE HYDRANT
- EXISTING CONTOURS
- SPOT ELEVATION (NAVD-88)
- POINT OF APPLICATION
- TREE
- PINE TREE
- TREE LINE
- L.O.C.
- LEDGE OUT CROP
- D.H.(DRILL HOLE) OR RE-BAR
- PROPERTY LINE (EXISTING OR NEW)
- GB GRANITE BOUND W/ DRILL HOLE
- PROPERTY CORNER W/ MONUMENT
- (TBS) TO BET SET

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT / ACCURACY SPECIFICATIONS I
OTHER TYPE OF SURVEY
DATA ACCUMULATION SURVEY III
TOPOGRAPHIC SURVEY T-3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: John D. Andrews 1836 11/13/2020
JOHN D. ANDREWS, P.L.S. REG. NO.
DOUGLAS DESIGN GROUP (LS.000A354-COA) DATE

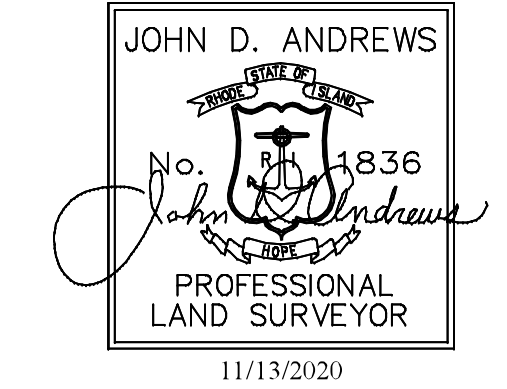
NOT FOR CONSTRUCTION

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		

DRAWN BY: BSA
CHECK BY: JDA

SEAL: TO THE BEST OF MY KNOWLEDGE & BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON



PREPARED FOR:

EXISTING CONDITIONS
SURVEY OF LAND

PREPARED FOR

870 WESTMINSTER
STREET

A.P. 29, LOTS 185

PROVIDENCE
RHODE ISLAND

Date: SEPTEMBER 21, 2020

Scale: 1" = 30'

PREPARED BY:

Douglas
DESIGN GROUP
LAND SURVEYING • CONSULTING
BAY TOWER • LOWER LEVEL • SUITE C
101 PLAIN STREET
PROVIDENCE, RHODE ISLAND 02903
508-821-8728 774-264-0085
douglasdesigngroup@gmail.com

SHEET: 1 OF 1

COMPREHENSIVE
BOUNDARY AND
EXISTING CONDITIONS
SURVEY

DDG PROJECT #: 08.20.1613

DATE: 09/21/2020

REFERENCES

DEEDS

LOT 185: DEED BOOK 12682, PAGE 264
LOT 496: DEED BOOK 12682, PAGE 264
LOT 501: DEED BOOK 12682, PAGE 264
LOT 502: DEED BOOK 12682, PAGE 264
LOT 510: DEED BOOK 12682, PAGE 264
LOT 511: DEED BOOK 12682, PAGE 264
LOT 556: DEED BOOK 11865, PAGE 329

PLANS

- PLAN OF LAND SURVEYED FOR CITIZEN BANK. PLAN BY ROBERT B BOYER AND ASSOCIATES. DATED NOVEMBER 1977. HOWEVER REVISED AND RECORDED IN THE CITY OF PROVIDENCE'S LAND EVIDENCE RECORDS.
- PLAT OF LAND CONDEMNED FOR THE PROVIDENCE REDEVELOPMENT AGENCY VACANT AND ABANDONED PROPERTIES PROGRAM. PLAN BY GAROFALO & ASSOCIATES, INC DATED MARCH 30, 2004. HOWEVER REVISED AND RECORDED IN THE CITY OF PROVIDENCE'S LAND EVIDENCE RECORDS.
- CITY OF PROVIDENCE STREET LINE PLAN, PROVIDENCE DEPARTMENT OF ENGINEERING.

GENERAL NOTES:

FLOOD ZONE NOTE:

THE SUBJECT PREMISES IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN SHOWN AS A ZONE X ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 44007C0308J CITY OF PROVIDENCE PROVIDENCE COUNTY, STATE OF RHODE ISLAND. DATED: 10/2/2015.

