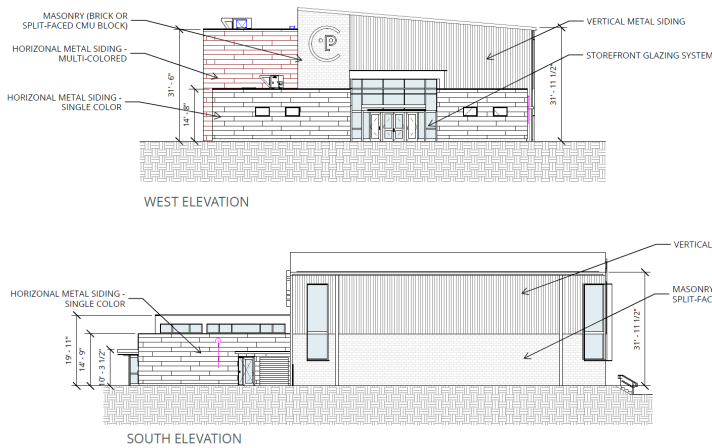


Providence City Plan Commission

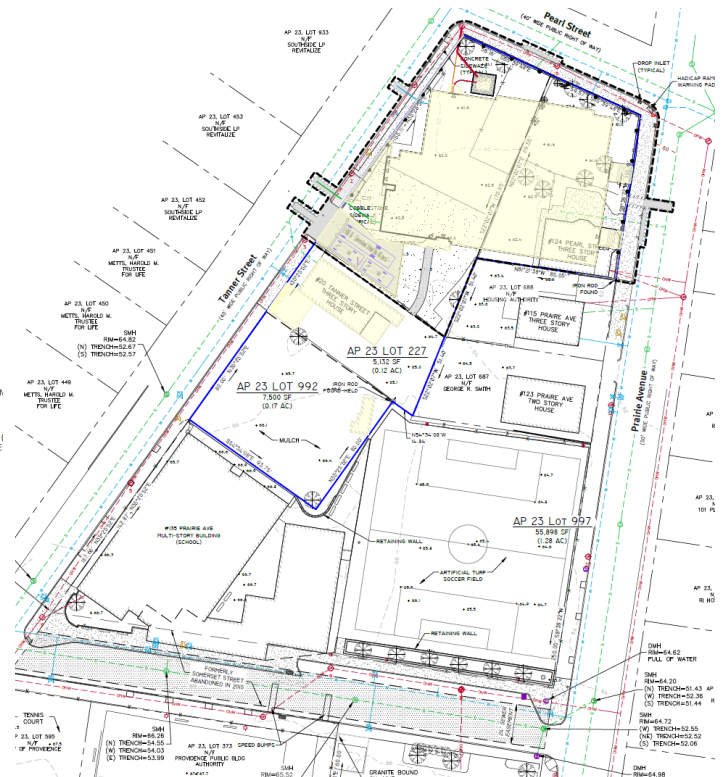
August 30, 2022



AGENDA ITEM 2 ■ COMMUNITY PREP SCHOOL

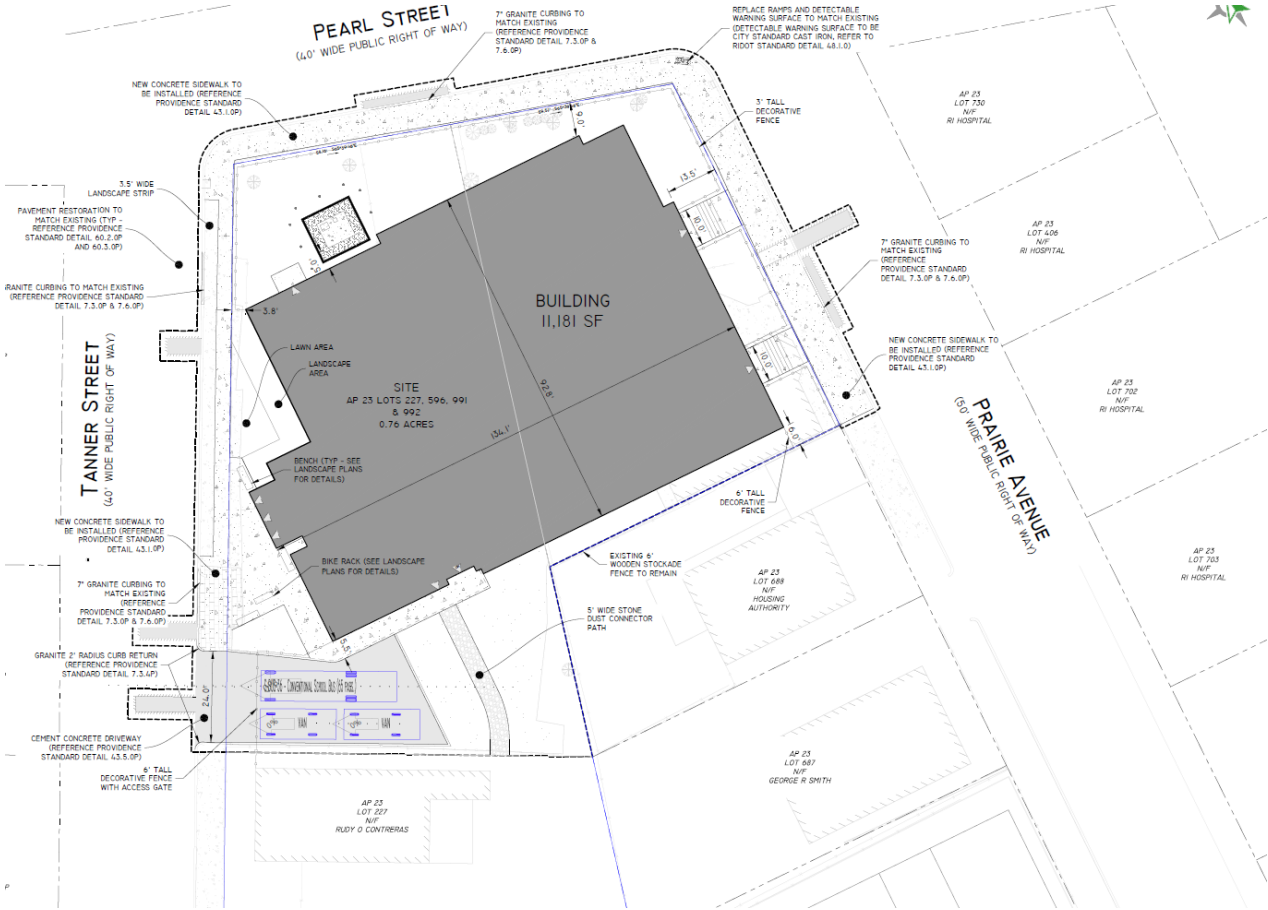


Proposed elevation



OVERVIEW

OWNER/ APPLICANT:	Community Preparatory School	PROJECT DESCRIPTION:	The applicant is proposing an amendment to the campus development plan for the Community Preparatory School consisting of construction of a gymnasium and stage with supporting amenities. Certain design waivers are also requested.
CASE NO./ PROJECT TYPE:	2022-10 DPR Development Plan Review		
PROJECT LOCATION:	135 Prairie Ave AP 23 lots 227,997,992,991 and 596	RECOMMENDATION:	Approval of the Development Plan subject to the noted findings and conditions
NEIGHBORHOOD:	Upper South Providence	PROJECT PLANNER:	Choyon Manjrekar



Proposed building siting

PROJECT OVERVIEW

The applicant is proposing to amend the campus master plan for construction of a new building providing approximately 11,159 SF which will contain a gymnasium with a support stage, office and restrooms. Changes to site landscaping and parking are also proposed. The applicant is requesting design waivers to locate multiple buildings on a lot and for expanded driveway width.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

The applicant has submitted plans required for review of educational facilities under Section 1202-M of the zoning ordinance.

Use

The subject property is zoned R-3, where primary and secondary schools are permitted by right.

Dimensions

The campus is located on five lots of which four (lots 227, 596, 991 and 992) will be merged. The gym will be located in the northern portion of the campus, which has frontage on Tanner Street, Pearl Street and Prairie Ave. Given the unique lot configuration, both Prairie Ave and Tanner Street are considered front yards, with Pearl Street the corner-side yard. The front and side setbacks have been calculated by accounting for the average setback of property within 100' of the development. Average setbacks of 11', 13' and 7.9' have been calculated on Prairie Ave, Pearl Street and Tanner Street respectively. The building will be set within 5' of each build-to zone as permitted, and the amount of impervious coverage within each setback limit will not exceed what is permitted by the ordinance. The total amount of building coverage on the entire campus will amount to approximately 28.1%, which is within the 45% limit of the zone.

A curb cut measuring 24' is proposed at the south of the proposed building to allow for bus parking. A design waiver has been requested for maintaining the proposed width where a maximum width of 12' is permitted in residential zones.

Building: The facility will contain a gymnasium with seating, a performing arts stage, restrooms and storage space. The height of the gymnasium will be higher than the performing arts area, providing the appearance of a second story. The highest point will be approximately 37'7" from grade which is within the 45' building height limit of the R-3 zone. The building's design will incorporate varied materials, projections and recesses, and will add variety to the façade through dimensional elements like a sloped roof. Brick, metal siding and storefront glazing are proposed. There are no design requirements for the R-3 zone but the DPD finds that the building's design will complement the neighborhood's character.

Design Waivers

Pursuant to development plan review for an educational facility, the applicant is seeking a design waiver from the maximum number of buildings on a lot. With the merging of the subject lots, there will be three buildings on a lot with construction of the proposed facility. The CPC should grant the waiver as the site is a primary and secondary school, which is a use permitted by right and the additional building is required to expand the services and amenities provided. The additional building will not affect conformance with any other dimensional requirements.

A curb cut with a width of 24' is proposed to the south of the proposed building to allow for bus parking, which is integral to the school's operation. There are currently four curb cuts on the subject lots, with two on Tanner Street and one each on Pearl Street and Prairie Ave. The plan will close three curb cuts and replace them with pervious surface, leaving the curb cut for bus parking as the only curb cut on the lot. The DPD is not opposed to granting the waiver as the plan would reduce the number of the curb cuts on the site and increase the amount of pervious surface. The expanded curb cut is not expected to affect conformance with any other zoning requirements.

Parking

Schools require one space for every three employees. A total of 19 spaces are required for the school's 55 employees. The applicant will meet the parking requirement by providing a total of 37 spaces in and around campus. The addition will not require more parking. A school bus parking area accessible from Tanner Street will be located to the south of the proposed building.

Landscaping

A tree canopy plan which indicates the location of trees around the school as well as the canopy coverage has been submitted. A total of 6,100 SF of canopy coverage is required for the 20,353 SF area of disturbance. The applicant will use a mix of small, medium and large trees to provide a total of 25,800 SF of canopy coverage, which would meet and greatly exceed the canopy coverage requirement.

Demolition

The applicant is proposing to demolish the building at 124 Pearl Street to accommodate the development. Demolitions are required to be included in campus master plans. The DPD does not object to the proposed demolition and the applicant may apply for permits upon approval of the development plan.

FINDINGS

Based on the foregoing discussion, it is the DPDs opinion that the applicant has satisfactorily demonstrated compliance with the requirements outlined in Section 1202.M of the zoning ordinance pertaining to Development Plan Review for Primary or Secondary Educational Facilities. The CPC should grant the design waivers from the number of principal structures on a lot and curb cut width. The applicant conforms to all other dimensional requirements and no zoning relief is required.

RECOMMENDATION

1. The CPC should grant the dimensional waiver from the requirement to have no more than one principal structure on the lot.
2. The CPC should grant the waiver to allow for a curb cut width of 24'.
3. The applicant shall merge the subject lots prior to applying for permits.

Based on the foregoing discussion, the CPC should approve the master plan amendment, finding it to be in conformance with the zoning ordinance and subject to fulfillment of the noted conditions.