

# Providence City Plan Commission

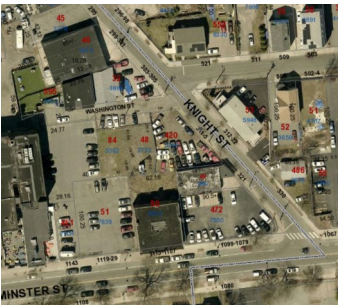
October 11, 2022



## AGENDA ITEM 3 ■ 311 KNIGHT STREET



View of the building from West Fountain Street



Aerial view of the site



Rendering of the building from Westminster Street

### OVERVIEW

**OWNER/  
APPLICANT:** K&S Development

**CASE NO./  
PROJECT TYPE:** 19-051MA  
Final Plan Approval

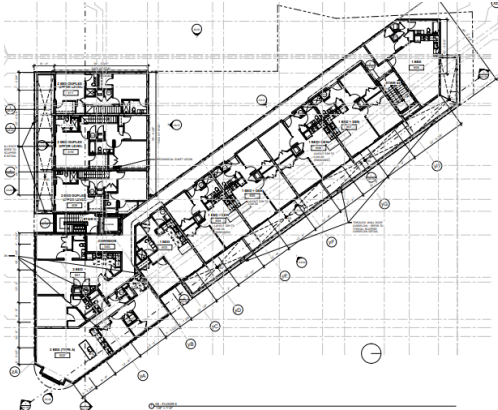
**PROJECT  
LOCATION:** 311 Knight Street  
AP 32 Lots 420, 49 and 472

**NEIGHBORHOOD:** Federal Hill

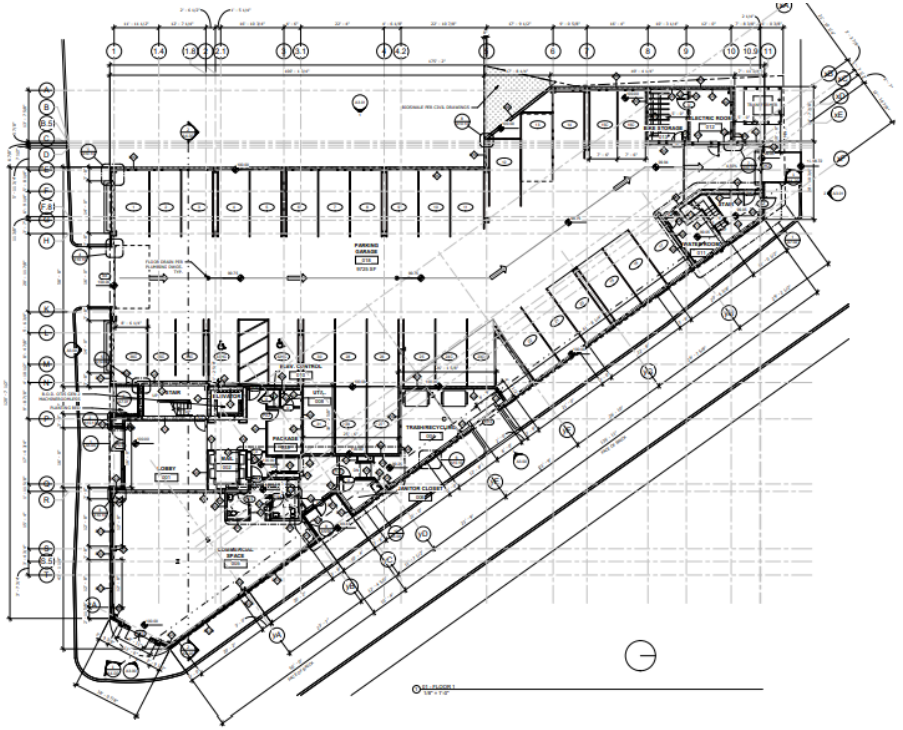
**PROJECT DESCRIPTION:** The applicant is proposing construct a five-story 41 unit, mixed use building with retail and interior parking on the first floor in the C-2 zone. The applicant has received master and preliminary approval and is requesting final plan approval from the CPC per the CPC's condition of preliminary plan approval.

**RECOMMENDATION:** Approval of the Final Plan

**PROJECT PLANNER:** Choyon Manjrekar



Fifth floor plan



Proposed site plan 1st floor

## PROJECT OVERVIEW

The applicant is proposing construct a five-story 41 unit, mixed use building with retail and interior parking on the first floor in the C-2 zone. In addition to master and preliminary approval, the applicant has received a variance from provision of a loading space, dimensional adjustments from the height and parking requirements, design waivers from provision of less than 50% of transparency on the first floor and parking within 20 feet of a main street and a waiver from submission of state approvals at the preliminary plan stage. The applicant is returning to the CPC for final plan review per a condition of preliminary plan approval.

## ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

### Use

The C-2 zone permits mixed use development by right.

### Dimensions and site design

The lots collectively measure approximately 15,390 SF. Upon merging, the site will be an irregularly shaped lot with frontage on Knight and Westminster Streets. The building's 14,455 SF footprint amounts to lot coverage of approximately 94 percent. The C-2 zone does not limit building coverage and impervious surface coverage. Approximately 2,200 SF of commercial space, a lobby and 32 internal parking spaces will be provided on the first floor. The commercial space will be accessible to pedestrians from Westminster Street and the residential lobby can be accessed from Knight Street. Vehicular access to the parking area will be provided from Westminster Street.

The building is set to the lot lines to address the angled intersection of Knight and Westminster streets. The CPC had granted a design waiver from provision of 50% transparency on the ground floor at the preliminary

plan stage. Based on renderings, the applicant has made efforts to introduce more transparency on the first floor. The entrances to the commercial and residential areas are largely transparent and a glazed material will be used for the roll down parking door on Westminster Street. Over 10 percent of transparency will be provided on the upper stories. The building's exterior is primarily composed of brick on the ground floor with cementitious panels on the upper stories. Encroachment permits are required for the projections and the building footings under the sidewalk. By employing a unified architectural theme, and articulations on the façade, the design is in conformance with the ordinance's design requirements for multifamily development.

A maximum height of 50 feet and four stories is permitted in the C-2 zone but the CPC granted a dimensional adjustment for a height of 56' and five stories.

The CPC required that the applicant return for final plan approval to review certain aspects of the building's design. The CPC required that the more details be provided for the walls behind the plantings on Westminster Street. The applicant will be using a brick veneer behind the plantings. The roll-down garage door on Westminster Street will employ a transparent material per the CPC's condition of approval. Exterior lighting and a brick exterior will be provided around the garage entrance to provide a decorative feel.

Per the CPC's requirements, the residential and commercial entrances will be distinguished using different signage over the entrance canopies to the commercial and residential areas. The residential entry appears to provide more of a residential impression than the previous design as there will be more transparency on that portion of the façade, providing visibility into the residential area.

The design of the façade has been revised to use larger, vertical cementitious panels as opposed to the smaller, horizontally aligned panels on the previous design which provided a vertical, imposing condition. It is the DPD's opinion that the proposed treatment would reduce the visual impact and be more in character with the surroundings.

#### Landscaping

The site area measures approximately 14,250 SF requiring approximately 2,140 SF of canopy coverage. The applicant is proposing to meet this requirement by planting three large trees and one medium tree, and preserving a large street tree. This would exceed the amount of required coverage.

#### **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 Final Plan:

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* designates for Neighborhood Commercial/Mixed Use development, where housing and mixed use development is encouraged.

Provision of housing would conform to objective H-2 of the comprehensive plan which encourage creation of new housing opportunities and improvement of the City's housing stock.

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

Use: The property is zoned C-2 which permits residential and commercial mixed use development by right.

Dimension: The development conforms to the dimensional and design requirements of the C-2 zone. It is the DPD's opinion that the applicant has revised the design to meet the CPC's requirements for approval.

Parking: The applicant will meet the parking requirement as the CPC granted a dimensional adjustment for five parking spaces in order to meet the 41 space requirement where 36 will be provided. The CPC has also granted a variance from provision of an off-street loading space.

Landscaping: The applicant will meet the canopy coverage requirement by planting four, and maintaining one street tree on Westminster and Knight Streets. The applicant shall make the plantings 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.*

A stormwater management plan is not required per the City's stormwater ordinance. However, the applicant has provided stormwater management measures which have been approved by the NBC. An erosion control plan has also been submitted. The CPC has granted a waiver from submission of all state approvals at the preliminary plan stage subject to submission at the final plan stage. No negative environmental impacts are expected as the applicant is required to conform 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.*

Encroachment permits are required for the building footings, the canopies, and the balconies on Knight Street. The applicant shall merge the lots prior to final plan approval. 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 of the lots and subject to granting of the requested waivers and adjustments.

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 Knight Streets. The applicant requires an alteration permit from the DOT for the curb cut on Westminster Street and an alteration permit from the City for the curb cut on Knight Street.

## **RECOMMENDATION**

Based on the foregoing discussion, the CPC should vote to approve the final plan subject to the following conditions:

1. The applicant shall apply for encroachment permits for the above-ground and underground encroachments when applying for building permits.
2. The applicant shall submit all state approvals with the final plan submission. The applicant shall return to the CPC for final plan approval should the approvals result in a change to the submitted plan.
3. The applicant should work with the City Engineer to install a stop-bar and a stop sign on Washington Street, west of Knight Street, to comply with the suggestion from the traffic study.
4. The applicant shall merge the lots prior to final plan approval.