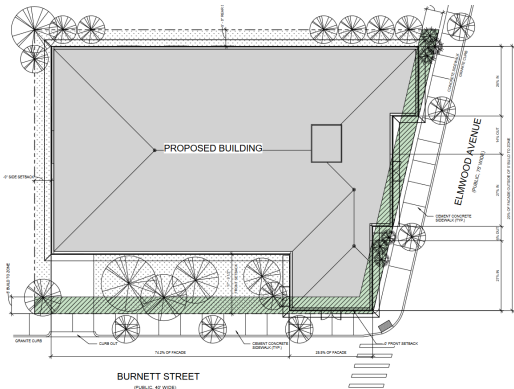


Providence City Plan Commission

November 15, 2022



AGENDA ITEM 4 ■ 327 ELMWOOD AVE



3-5 EXTERIOR ELEVATION - SOUTH (BURNETT ST.)
1" = 1'-0"

Proposed site plan



Aerial view of the site



3-5 EXTERIOR ELEVATION - EAST (ELMWOOD AVE.)
1" = 1'-0"

Proposed elevations

OVERVIEW

OWNER/ APPLICANT:	Caribbean Integration Community Development, Applicant
	Providence Redevelopment Agency, Owner
CASE NO./ PROJECT TYPE:	20-058MI—327 Elmwood Ave Minor Land Development
PROJECT LOCATION:	327 Elmwood Ave AP 49 Lot 603, C-2 zone
NEIGHBORHOOD:	West End

PROJECT DESCRIPTION:	The applicant is proposing to construct a 32 unit, five story, 58' tall multifamily dwelling in the C-2 zone. A dimensional adjustment for one story and eight feet height is requested. A dimensional adjustment from the side yard setback requirement and a design waiver from the front yard build-to requirement are also requested.
RECOMMENDATION:	Approve the project, adjustments and waiver subject to the noted findings and conditions.
PROJECT PLANNER:	Choyon Manjrekar

PROJECT OVERVIEW

The subject property is a vacant corner lot zoned C-2 at the intersection of Elmwood Ave and Burnett Street measuring approximately 9,474 SF. The applicant is proposing to construct a 32 unit, five story multifamily dwelling providing housing within 80-100% of the area median income (AMI). A height of five stories and 58' is proposed and a dimensional adjustment for one story and eight feet is requested as the height exceeds the 50' four story limit of the C-2 zone. A five foot dimensional adjustment from the side yard setback requirement is being requested in addition to a design waiver from the front yard setback on Burnett Street.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

Multifamily dwellings are permitted by right in the C-2 zone with no restriction on the number of dwelling units per lot. The 32 units will be a mix of studios, two and three bedroom units.

Dimensions and Site Design

A height of approximately 58' and five stories is proposed which exceeds the 50' four story height limit of the zone. A dimensional adjustment has been requested for the additional height. The building will be sited at the corner of Elmwood Ave and Burnett Street, with Burnett Street designated as the front yard and Elmwood Ave as the side yard. The building addresses both frontages but will be set outside the build-to zone on Burnett Street for which a design waiver has been requested. The side frontage on Elmwood Ave includes an irregular façade with recesses and projections, some portion of which will be located outside the 5' build-to zone. However, the side yard setback requirement will be met as approximately 80% of this area will be located within the build-to zone.

The building will be directly accessible from the Elmwood Ave sidewalk and exceed 50 percent transparency on the first floor. Over 10% transparency will be provided on the upper stories. As Elmwood Ave is considered a main street by the Zoning Ordinance, no residential use or parking is permitted on the ground floor within 20 feet of the street. Plans show that the building will meet this requirement with a community room, lobby, flex space and fitness center proposed for the first floor.

The building will maintain a front yard setback of approximately 18' from Burnett Street, which is outside the 5' build-to zone for which a design waiver is being requested. An entrance to the community room that will be accessible from Burnett Street will be provided. A curb cut to provide access to the trash removal area is proposed at the western portion of Burnett Street. Landscaping will be located in the front yard.

The building's design follows the ordinance's guidelines for multifamily development as it employs building materials that are permitted in the zone and incorporates a unifying architectural theme. Fiber cement siding and panels will compose the majority of materials used on the four upper stories while masonry cladding, aluminum and glass will be used on the ground floor. The design employs articulations on the façade, projected and recessed entrances and a parapet along the roofline, which are design features encouraged in multifamily development. With Elmwood Ave as the side yard, the building will maintain an interior side setback of 5' from the R-3 zone, where 10' are required. The applicant has requested a dimensional adjustment for the side yard setback.

Landscaping

The approximately 1,500 SF of canopy coverage required to meet the landscaping requirement will be provided using a mix of trees and shrubs in a planting area in the front yard. The landscaping plan will be subject to the City Forester's approval.

Parking

The lot is exempt from providing parking as it measures less than 10,000 SF in the C-2 zone.

Dimensional Adjustments

The applicant is seeking dimensional adjustments from the height and side yard setback requirements. The height limit of the C-2 zone is 50' and four stories and a height of 58' and five stories is proposed. A 10' interior side setback is required from the R-3 zone, but a setback of 5' is proposed. Per the Zoning Ordinance, Section 1904.E.f, the CPC may grant a dimensional adjustment of up to 10' from any setback requirement and up to 24' and two stories in height when housing for low and moderate income families is provided. Per the applicant, all units will be deed-restricted to be affordable between the income ranges of 80% and 100% of Area Median Income (AMI). The DPD supports this adjustment because it is in accordance with the eligibility for adjustments.

Design Waiver

The applicant has requested a design waiver from the front yard build-to zone requirement as over 60% of the front façade (approximately 75%) will be located outside of the 5' build-to zone with a setback of approximately 18'. Based on plans provided, it appears that the waiver is being requested to allow for a common, open landscaped area within the Burnett Street setback. The main building entrance is oriented towards Elmwood Ave as it is a main street, which allows for provision of open space on Burnett Street. The DPD is not opposed to granting the waiver as the applicant will be providing open space, which is not required in the C-2 zone. The DPD recommends that the CPC grant the waiver.

Findings—Preliminary Plan

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.*

Per the future land use map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—this area is one where Neighborhood Commercial uses are located adjacent to Medium Density Residential development. Elmwood Ave is also designated as a growth corridor intended to accommodate high density residential and commercial uses. The proposed development would conform to these land use objectives. Provision of housing would also be in conformance with Objectives H-2 and H-3 of the comprehensive plan, which encourage construction of new, diverse, and affordable housing stock.

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

Use: Multifamily development is permitted by right in the C-2 zone.

Dimension: The development largely conforms to the dimensional requirements of the C-2 zone with the exceptions of the height, side yard setback and the design waiver for the front yard build-to zone. Subject to the CPC granting the adjustment and waivers as discussed, the development will conform to the dimensional requirements of the zone.

Parking: The development meets the parking requirement as no parking is required due to the lot measuring less than 10,000 SF in the C-2 zone.

Landscaping: The landscaping plan appears to exceed the canopy coverage requirement. However, the plan is subject to the City Forester's approval.

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.*

Per the City Engineer, a stormwater management plan is not required as the site is already paved and it is not large enough to trigger compliance with the City's stormwater ordinance.

No significant 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.*

Based on the above discussion, there are no physical constraints that impact development of this property.

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 pedestrian access is provided from Elmwood Ave and Burnett Street.

Recommendation—Preliminary Plan

Dimensional Adjustment—Height and side yard setback

- The CPC should grant the dimensional adjustment for an additional story and eight feet of height finding that the applicant will be providing affordable housing.
- The CPC should grant the dimensional adjustment for the side yard setback, finding that the applicant will be providing low income housing.

Design Waiver

- The CPC should grant the design waiver for over 60% of the front yard being located outside the build-to zone.

Preliminary Plan Approval

Upon approving the adjustment, the CPC should approve the preliminary plan subject to the following conditions:

1. The validity of the preliminary plan should be extended to one year from the 90 day expiration of the recorded approval letter. The applicant has submitted a written request for the extension.
2. The landscaping plan shall be subject to the City Forester's approval.
3. Final plan approval should be delegated to DPD staff.