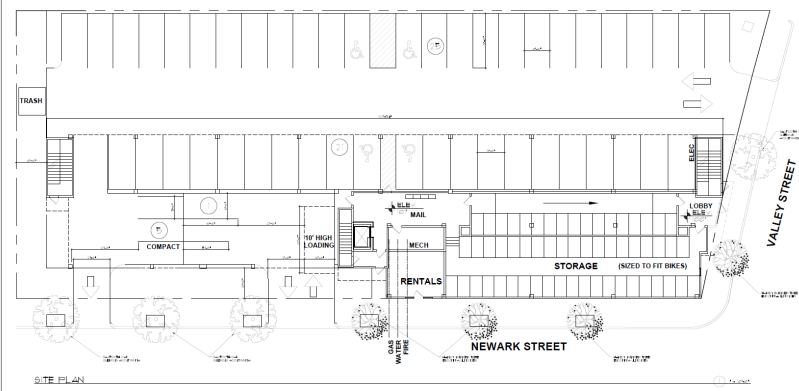


# Providence City Plan Commission

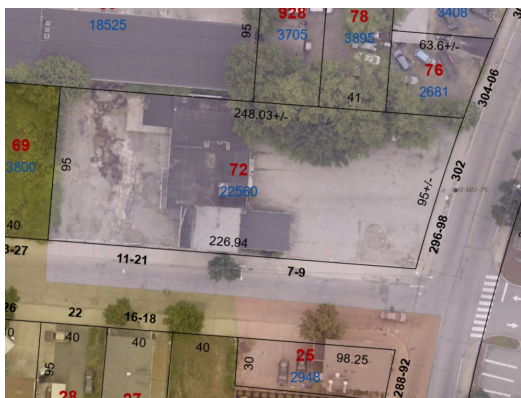


December 13, 2022

## AGENDA ITEM 4 ■ 300 VALLEY STREET



Proposed site plan



Aerial view of the site



Rendering of proposed building

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Kingdom Trust Company, Owner and Applicant	<b>PROJECT DESCRIPTION:</b>	The applicant is proposing to construct a 52 unit, five story, approximately 67' tall multifamily dwelling with internal parking in the M-MU 75 zone.
<b>CASE NO./ PROJECT TYPE:</b>	<b>20-056MI—300 Valley Street</b> Minor Land Development	<b>RECOMMENDATION:</b>	Approve the preliminary plan subject to the noted findings and conditions.
<b>PROJECT LOCATION:</b>	300 Valley Street AP 65 Lot 72, C-2 zone	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Valley		

## PROJECT OVERVIEW

The subject property is located at the intersection of Newark and Valley Streets in the M-MU 75 zone and measures approximately 22,560 SF. The applicant is proposing to construct a 52 unit, five story, 67' tall multifamily dwelling with internal parking and associated site improvements.

## ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

### Use

Multifamily dwellings are permitted by right in the M-MU 75 zone with no restriction on the number of dwelling units per lot. The 52 units will be a mix of studios, one and two bedroom units providing a total of 46,620 SF of space.

### Dimensions and Site Design

The proposed height of 67' and five stories is within the 75' height limit of the M-MU 75 zone. The lot is located at the intersection of Newark and Valley Streets with the M-MU 75 zone to the north and east and the C-2 and R-3 zones to the east and south of the lot. The main pedestrian entrance will be accessible from Valley Street, which has been designated the front yard. The front of the building will be set to the front lot line and the southern façade will be set to the south lot line for the portion of the lot that is congruent with the C-2 zone on the southern portion of Newark Street. A 10' side setback from the portion of Newark Street that is in the R-3 zone will be maintained, in accordance with section 802 of the ordinance. A 10' rear yard setback will also be maintained from the R-3 zone to the rear.

In addition to parking, storage space, a mailroom and a leasing office will be located on the ground floor. The transformer will be located at the northeastern corner of the lot and the trash receptacle will be located in the rear yard. The building will be served by utilities from Newark Street.

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. The ground floor is mainly composed of CMU block and fiber cement paneling. Fiber cement board, clapboard siding, an aluminum curtainwall and board and batten will be used on the upper stories. The design employs articulations on the façade and a parapet along the roofline, which are design features encouraged in multifamily development.

### Landscaping

The approximately 3,384 SF of canopy coverage required to meet the landscaping requirement will be provided with seven trees planted on Newark and Valley Streets. The Forester recommended that medium sized trees be used so as to not affect power lines.

### Parking

The applicant will meet the parking requirement, providing 52 spaces for 52 units. Twenty seven spaces will be located under the building on the first floor and 25 spaces will be located against the western lot line. Forty six spaces will be accessible from Valley Street. Six spaces will be accessed from two curb cuts on Newark Street.

Ten bicycle spaces are required to meet the parking requirement of one per five dwelling units. This requirement will be met by providing bicycle parking in the tenant storage spaces on the ground floor, which have been designed to store bicycles.

### Drainage and erosion control

The plan will employ three watershed areas to collect drainage from the site. The parking area located outside the internal parking area composed of pervious pavement, rainwater from the roof that will be piped to a rain garden in the western portion of the lot and rain garden areas along Newark Street. Calculations show that there will be a decrease in the runoff rate for one to 100 year storm events.

Actions for erosion control are included in the plan. The applicant will employ a haybale and silt fence to limit the flow of sediment from the site.

### **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 business/commercial development, neighborhood commercial and medium density uses are located in proximity. The proposed development would fit into this land use pattern as multifamily development is encouraged within the business/commercial land use designation under which the subject lot is located. Provision of housing would also be in conformance with objective H-2 of the comprehensive plan, which encourage construction of new housing.

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 M-MU 75 zone.

Dimension: The development conforms to the dimensional requirements of the M-MU 75 zone and the design guidelines for multifamily development.

Parking: The development meets the parking requirement, providing 52 spaces for 52 units.

Landscaping: The proposed landscaping plan will meet the canopy coverage requirement. However, the final 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.*

Drainage and erosion control plans have been provided. 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 vehicular and pedestrian access is provided from Valley and Newark Streets.

**Recommendation—Preliminary Plan**

Based on the foregoing discussion, 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. The drainage calculations shall be subject to the approval of the City Engineer.
4. Final plan approval should be delegated to DPD staff.