

Providence City Plan Commission

December 13, 2022



AGENDA ITEM 5 ■ 473 WASHINGTON STREET



SOUTH ELEVATION - WASHINGTON STREET

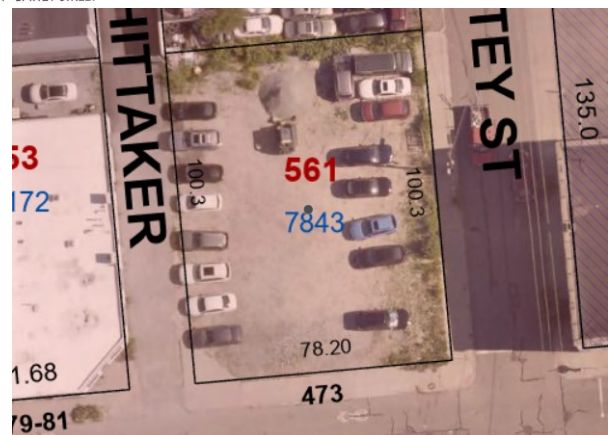
Rendering of the building



View from Washington Street



EAST ELEVATION - BAITEY STREET



An aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	468 West Fountain LLC, Owner and Applicant	PROJECT DESCRIPTION:	The applicant is requesting preliminary plan approval to construct a four story, 27 unit residential building in the C-2 zone
CASE NO./ PROJECT TYPE:	22-062MI Preliminary Plan Approval		
PROJECT LOCATION:	473 Washington Street AP 29 Lot 561	RECOMMENDATION:	Approval of the Preliminary Plan subject to the noted findings and conditions
NEIGHBORHOOD:	Federal Hill	PROJECT PLANNER:	Choyon Manjrekar



Rendering of the proposed building

PROJECT OVERVIEW

The subject property is a vacant, 7,180 SF lot in the C-2 zone. The applicant is proposing to construct a four story, 27 unit residential building on the site. The lot fronts on Washington Street with Battey Street to the east and Whitaker Street to the West.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The subject property is zoned C-2, which permits multifamily development by right.

Dimensions and site design

A height of 45' and four stories, which is within the height limit of the C-2 zone is proposed. The main

building entrance will be oriented toward Washington Street, which is a main street. The lobby, bike storage, utility room and trash collection area will provide 20' of separation between Washington Street and the ground floor residences, in accordance with section 503.A.8 of the ordinance. Six one-bedroom units will be located on the ground floor and seven units—six one-bedroom units and one two bedroom unit—will be located on floors two through four. The transformer will be located in the northeast corner of the lot, to the rear of the main entrance. Trash will be removed from the enclosure accessible from the western elevation on Whitaker Street.

The building meets the dimensional requirements of the C-2 zone, with a first floor height of 12 feet and the front façade set within the build to zone.

Based on elevations provided, the building will conform to the design regulations of the C-2 zone. The façade is composed of permitted building materials like lap siding, wood on the first three stories in addition to a stone veneer band running around the lower perimeter of the façade. The fourth story is mainly composed of board and batten. As the building is residential, 50% transparency is not required on the ground floor. However, transparency will be provided on the lobby and utility rooms in addition to windows for the ground floor residences. Over 10% of transparency will be provided on the upper stories.

Parking

No parking is required as the lot measure less than 10,000 SF.

Landscaping

The development measures approximately 7,180 SF requiring approximately 1,030 SF of canopy coverage. The applicant proposes to meet this requirement by planting three street trees on Washington Street.

Environmental Management

A stormwater management plan is not required as the site is completely impervious. Plans indicate that the roof drains will connect to the storm drain system on Washington Street. Per the submitted sediment and erosion control plan, the applicant will use 'filtrexx soxx' products inside a temporary fence area to prevent sediment flow off the site in addition to hay bales and straw wattle along soil stockpiles.

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.*

The subject property is located in an area that the future land use map of *Providence Tomorrow* intends for Neighborhood Commercial/Mixed Use development. Multifamily housing is a use encouraged in this land use designation. Provision of housing would conform to objective H-2 which encourages creation of new housing opportunities 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 property is zoned C-2 where multifamily development is permitted by right.

Dimension: As discussed, the development conforms to the dimensional and design requirements of the C-2 zone.

Landscaping: The applicant will meet the landscaping requirement by planting street trees in front of the development.

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 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 it will conform to the dimensional requirements of the zoning ordinance upon subdivision.

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 Washington Street and Whitaker Streets.

RECOMMENDATION

Based on the foregoing discussion, the CPC should vote to approve the preliminary plan, finding it to be in conformance with the zoning ordinance and comprehensive plan, subject to the following conditions:

1. The validity of the preliminary plan approval shall be extended to one year from the expiration of the minor land development approval. The applicant has submitted a written request to this effect.
2. The landscaping plan shall be subject to the City Forester's approval.
3. Final plan approval should be delegated to DPD staff.