

Providence City Plan Commission

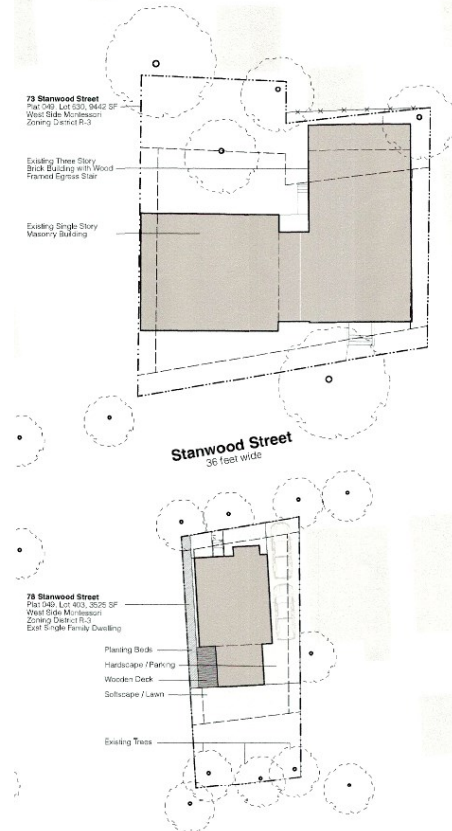
June 20, 2023



AGENDA ITEM 2 ■ MONTESSORI SCHOOL



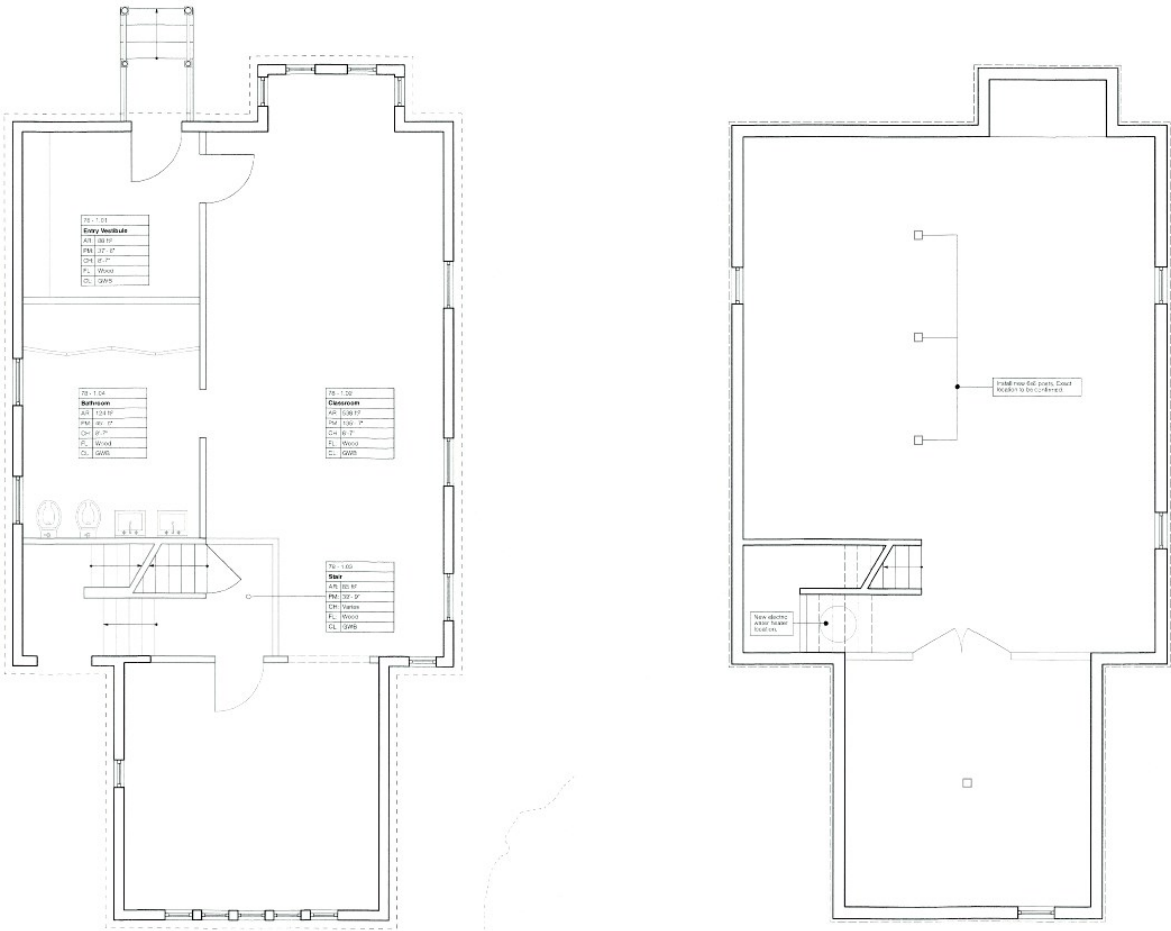
View of existing school and building proposed for expansion



Proposed site plan

OVERVIEW

OWNER/ APPLICANT:	Montessori Community School of Rhode Island	PROJECT DESCRIPTION:	The applicant is requesting approval of the campus development plan for the Montessori School at 73 Stanwood Street, which will expand into a second building at 78 Stanwood Street.
CASE NO./ PROJECT TYPE:	2023-07 DPR Development Plan Review	RECOMMENDATION:	Approval of the Development Plan subject to the noted findings and conditions
PROJECT LOCATION:	73 and 78 Stanwood Street AP 49 lots 630 and 403	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Elmwood		



Proposed basement and first floor plans

PROJECT OVERVIEW

The school currently operates as a Montessori School out of a building at 73 Stanwood Street, providing primary education for a total of 38 students aged 18 months to six years. The applicant is requesting approval of their campus plan as they will be expanding operations into a proximate building at 78 Stanwood Street for 16 students. Development Plan Review (DPR) is required for primary and secondary schools with two or more principal buildings.

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 existing three story building serves 38 children, 12 toddlers (18 months to three years) and 26 students aged three to six. In addition to classroom space, the building contains an administrative office and a shared work space. The applicant is proposing to expand the school’s operations into a building at 78 Stanwood Street that was purchased in 2022. The building will provide a large classroom, restrooms, two offices and a shared workspace. Plans show that all changes will be internal with no external changes proposed.

Parking

Schools require one space for every three employees. The school will employ a total of fourteen employees across two buildings. Three spaces will be provided at 73 Stanwood Street and two at 78 Stanwood, which will fulfill the parking requirement.

Parents may use the parking lot for the Faith Community Church at 95 Stanwood during pickup and dropoff.

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 change will not trigger conformance with any other dimensional requirements and no zoning relief is required.

RECOMMENDATION

Based on the foregoing discussion, the CPC should approve the master plan amendment, finding it to be in conformance with the zoning ordinance.