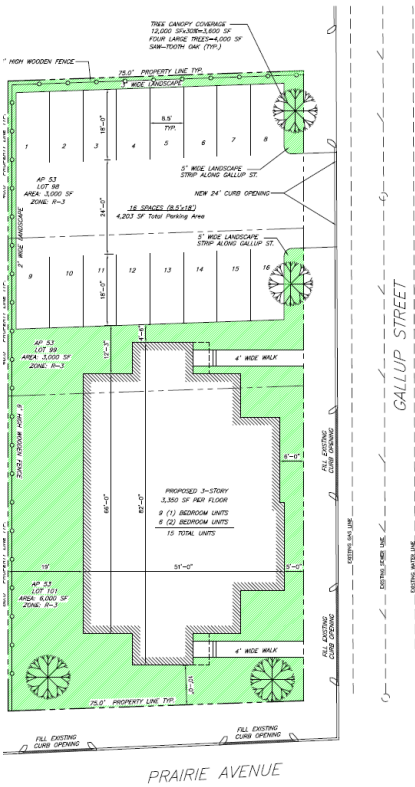


Providence City Plan Commission

June 20, 2023



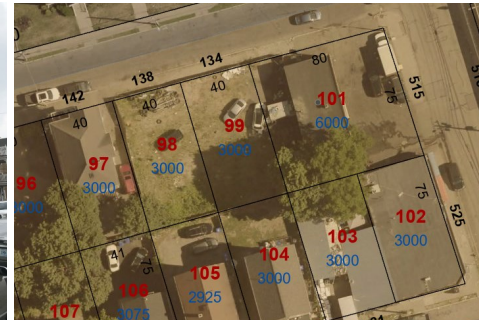
AGENDA ITEM 6 ■ 515 PRAIRIE AND 134-138 GALLUP STREET



Proposed elevations



View from Gallup Street



Aerial view of the site

Proposed site plan

OVERVIEW

OWNER/ APPLICANT:	Kyltiff Investments and consulting Inc	PROJECT DESCRIPTION:	The applicant is proposing to construct a 15 unit, three story, 29' tall multifamily dwelling. The lot is zoned R-3 but a zone change to R-4 has been requested to allow for the development.
CASE NO./ PROJECT TYPE:	22-023MI—515 Prairie Ave and 134–138 Gallup St Minor Land Development	RECOMMENDATION:	Approve the preliminary plan subject to the noted findings and conditions.
PROJECT LOCATION:	515 Prairie Ave, 134 and 138 Gallup Street	PROJECT PLANNER:	Choyon Manjrekar
	AP 53 Lots 98, 99 and 101; R-3 zone with change to R-4 requested		
NEIGHBORHOOD:	Lower South Providence		

PROJECT OVERVIEW

The subject property is composed of three lots occupied by a former auto business that measure 12,000 SF. It is zoned R-3, but the applicant has requested a rezoning of the lot to R-4 to allow for construction of a multifamily building. A 29' tall, three story, 15 unit building consisting of 9 one-bedroom units and 6 two-bedroom units with the building located at the corner of Prairie Ave and Gallup Street is proposed.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The site is zoned R-3, but a zone change to R-4 has been requested which would allow for a multifamily dwelling by right with no restriction on the number of dwelling units per lot.

Dimensions and Site Design

The development is composed of three lots which will be merged, resulting in a corner lot with frontage on Prairie Ave and Gallup Street. Gallup Street has been designated the front yard. The parking area will be located in the side yard to the west of the building. A height of approximately 29' and three stories is proposed which is within the 45' height limit of the zone. The building will address both frontages and maintain a corner side setback of 10'. A rear yard setback of 19' will be maintained, meeting the requirement of 25% of the 75' depth.

Dimensional variety is provided with portions of the façade stepped outward. Two entrances on the east and west of the façade will provide direct stair access from walkways on the Gallup Street sidewalk. Three one-bedroom units and two two-bedroom units will be located on each floor. Over 10 percent of transparency will be provided on the upper stories.

The building's exterior will be composed of eco-siding, which provides a wooden grain, and an azek trim. The 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 with articulations that provide dimensional variety which are design features encouraged in multifamily development.

Landscaping

A total of 3,600 SF of canopy coverage is required to meet the 30% canopy coverage requirement. Approximately 4,000 SF will be provided using four large trees. The landscaping plan will be subject to the City Forester's approval.

Parking

Sixteen parking spaces will be provided adjacent to the building to meet the requirement of one space per dwelling unit. The parking area will be accessed from a newly installed curb cut on Gallup Street. The size of the spaces and the drive aisle will meet the minimum dimensional requirements for parking areas.

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 medium density and high density uses are located adjacent to each other. Both are intended for development of three family as well as denser dwellings. The proposed development would allow for development that conforms to this description. Provision of housing would also be in conformance with objective H-2 of the comprehensive plan, which encourages construction of new 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 R-4 zone, which is subject to the zone change being approved.

Dimension: As discussed, the development will conform to the dimensional and design requirements of the R-4 zone.

Parking: The development meets the parking requirement of one space per dwelling unit.

Landscaping: The provided canopy coverage will exceed the requirement and will be 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.*

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.*

Subject to the applicant merging the lots, 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 Prairie Ave and Gallup Street.

Recommendation—Preliminary Plan

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

1. Final plan approval shall be subject to the zone change to R-4 being approved.
2. The applicant shall merge the lots prior to final plan submission.
3. The validity of the preliminary plan should be extended to one year from the 90 day expiration of the recorded approval letter, for which the applicant has submitted a written request.
4. The landscaping plan shall be subject to the City Forester's approval.
5. Final plan approval should be delegated to DPD staff.