

Providence City Plan Commission



June 20, 2023

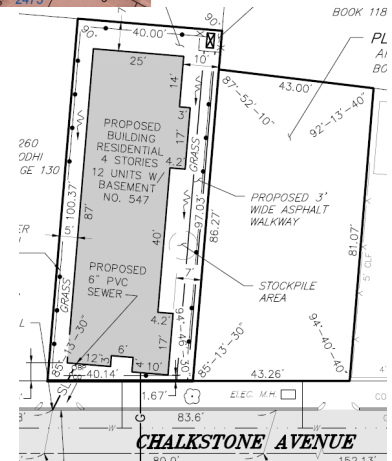
AGENDA ITEM 9 ■ 547 CHALKSTONE AVE



Proposed elevations



Aerial view of the site



Proposed site plan

OVERVIEW

OWNER/ APPLICANT:	Abreu Housing LLC	PROJECT DESCRIPTION:	The applicant is proposing to construct a 12 unit, four story, 41' tall multifamily dwelling in the C-2 zone.
CASE NO./ PROJECT TYPE:	22-036MI Minor Land Development	RECOMMENDATION:	Approve the preliminary plan subject to the noted findings and conditions.
PROJECT LOCATION:	547 Chalkstone Ave AP 69 Lot 261 C-2 zoning district	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Smith Hill		

PROJECT OVERVIEW

The subject property is vacant, zoned C-2 and measures approximately 3,956 SF. The applicant is proposing to construct a 41' tall, four story, 12 unit apartment building with a basement.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The lot is zoned C-2 where multifamily development is permitted by right.

Dimensions and Site Design

The rectangular lot has a width of 40', and a length of approximately 100'. An entrance to a ground floor unit will be provided from Chalkstone Ave, providing a prominent presence on the street. The main building entrance will be accessed from the side yard. The building will be set within the 5' of the front yard build-to zone. A height of approximately 41' and four stories is proposed which is within the 45' height limit of the zone. There are no setback requirements as the abutting lots are located in the C-2 zone, but separation from the side and rear lot lines will be maintained. Mechanical equipment and utilities will be located in the basement. The trash collection area will be located in an enclosed space in the rear yard and receptacles will be brought to the sidewalk.

The ground floor façade is composed of a brick veneer with a seam metal roof above the entrance. The rest of the exterior and the upper stories will be treated with hardie plank and a painted wood trim on the sides and along the roofline. A cornice will be provided on the roof. Fenestration will be provided on side and rear elevations, with balconies and decks proposed for the east elevation. The fenestration will exceed the 15% and 10% requirements of the ordinance for the ground floor and upper stories. Dimensional variety is provided with the eastern portion of the façade projecting outward.

The proposed materials are permitted by right in the C-2 zone and 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 and architectural design features like the cornice, which are encouraged in multifamily development.

Landscaping

Approximately 600 SF of canopy coverage is required to meet the 15% canopy coverage requirement, which can be met by planting a medium tree under the supervision of the City Forester. An offsite planting may be made if the applicant cannot locate the tree on the lot.

Parking

No parking is required as the lot measures less than 10,000 SF in the C-2 zone.

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 intended for neighborhood commercial/mixed use development which encourages multifamily housing in proximity to retail, services and offices. The proposed development would conform to the neighborhood’s character which contains these uses.

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

Parking: The development meets the parking requirement.

Landscaping: The applicant shall meet the canopy coverage requirement under the supervision of the City Forester.

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.*

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 Chalkstone Ave.

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, for which the applicant has submitted a written request.
2. The applicant shall meet the canopy coverage requirement under the supervision of the City Forester.
3. Final plan approval should be delegated to DPD staff.