

Providence City Plan Commission

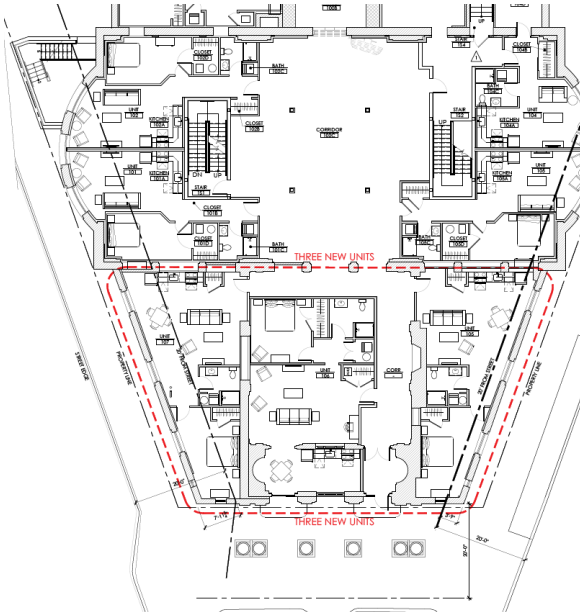
October 17, 2023



AGENDA ITEM 3 ■ 870 WESTMINSTER STREET



Aerial view of the building



Proposed floor plan



View from Westminister Street

OVERVIEW

OWNER/APPLICANT: Omni 870W LLC, Applicant
and Owner

PROJECT DESCRIPTION: The applicant is proposing to add three dwelling units on the ground floor of a former bank building, whose interior has been renovated to provide residential space. The applicant is requesting a design waiver from the requirement that there be no residential or parking uses within 20 feet of a main street.

CASE NO./ PROJECT TYPE: 2023-11 DPR
Development Plan Review

PROJECT LOCATION: 870 Westminister Street
AP 29 Lot 185

RECOMMENDATION: Grant the design waiver subject to the noted findings and conditions

NEIGHBORHOOD: West End

PROJECT PLANNER: Choyon Manjrekar

ANALYSIS

The subject property is a three story former bank building located at the point where Westminster Street bifurcates into Westminster Street to the north and Cranston Street to the south of the building. Per Section 503.A.8 of the zoning ordinance, both streets are considered main streets. The applicant has renovated the interior to create nine new units within the building and is proposing to add three more on the ground floor at the front of the building. The applicant is requesting a waiver from Section 503.A.8 of the ordinance which prohibits residences within 20 feet of main streets, where the units will be located.

Based on plans provided, the residential space will be located at the front of the building, accessed from the prominent front entry to the former bank. The new units will be in an area that is not intended to be accessible from the street and much of it is set behind fencing. Only four feet of each unit will be within 20' of each main street. Residential uses on this portion of the ground floor will not negatively affect the building's character or the character of the main streets as no changes are proposed to the exterior. The development would be in conformance with object H-2 of the comprehensive plan which encourages creation of new housing. The redevelopment is in conformance with Objective LU-3, Strategy B of the comprehensive plan which encourages adaptive reuse of historic non-residential buildings.

Based on a review of plans, it is the DPD's opinion that the Commission should grant the requested waiver as it is not expected to have a negative effect on the neighborhood's character or the building's exterior design.

RECOMMENDATION

Based on the foregoing discussion, the Commission should grant the requested design waiver.