

# Providence City Plan Commission

November 14, 2023



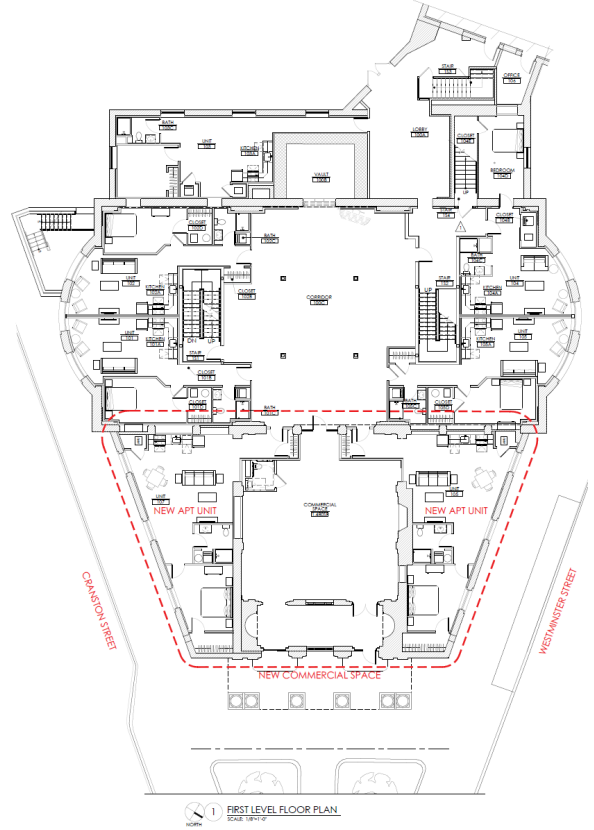
## AGENDA ITEM 3 ■ 870 WESTMINSTER STREET



Aerial view of the building



View from Westminister Street



Proposed floor plan

### 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 two more on the ground floor with one commercial space. A portion of a residential unit will be located adjacent to each main street. The applicant is requesting a waiver from Section 503.A.8 of the ordinance which prohibits residences within 20 feet of main streets, where two units will be located.

Based on plans provided, the main entrance of the former bank will provide access to a commercial space. 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. Approximately 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. With the provision of commercial space accessible from a prominent entrance, the building will retain a degree of its commercial character. 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.