

Providence City Plan Commission

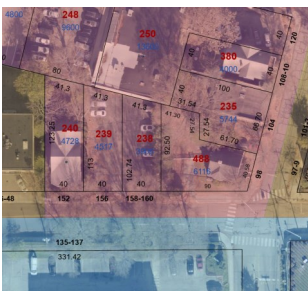
December 12, 2023



AGENDA ITEM 6 ■ 150 PITMAN STREET



View of site from Pitman Street



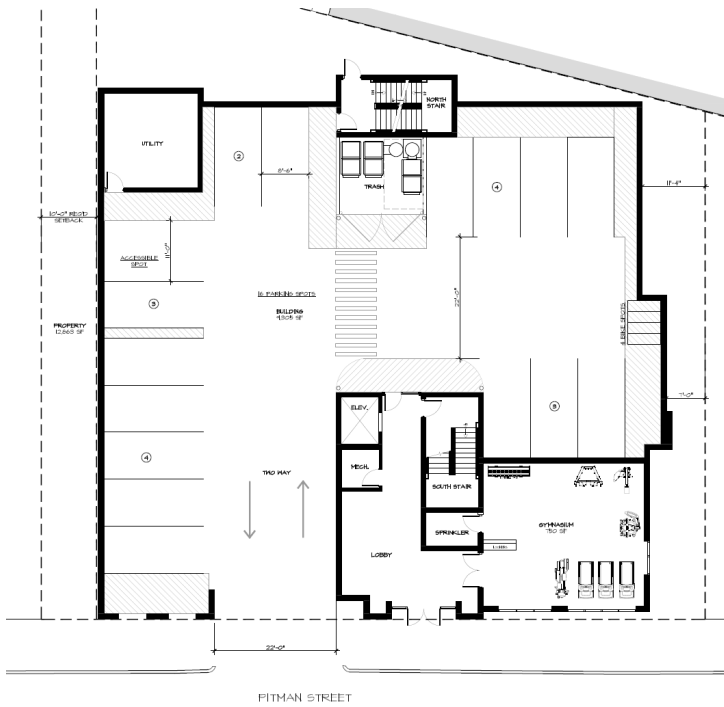
Aerial view of the site



Building Rendering

OVERVIEW

OWNER/ APPLICANT:	Walter Bronhard	PROJECT DESCRIPTION:	The applicant is proposing to demolish the existing building to construct a four story residential building that will provide 16 apartments with internal parking in the C-2 zone. The applicant is seeking a dimensional adjustment for height proposing a height of five stories and 57', where four stories and 50' are permitted by right.
CASE NO./ PROJECT TYPE:	23-055 MI Preliminary Plan	RECOMMENDATION:	Approval of preliminary plan subject to the noted conditions
PROJECT LOCATION:	150-158 Pitman Street C-2 zoning district AP 15 Lots 238, 239 and 240	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Fox Point		



Ground floor and roof plan

PROJECT OVERVIEW

The applicant is proposing to construct a five story multifamily building with 16 units and internal parking in the C-2 zone. The development is composed of three lots that will be merged and the building at 152 Pitman Street demolished. In addition to preliminary plan approval, the applicant is seeking a dimensional adjustment for a height of 57' and five stories, where four stories and 50' are permitted by right.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

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

Dimensions and site design

The building will maintain a footprint of approximately 9,210 SF and will meet the front setback requirement

with over 60% of the façade located within 5' of the front lot line. A 10' side setback will be maintained from the R-3 zone to the west. A total of 16 units will be provided on the upper four stories with four proposed for each floor. A 22' curb cut on Pitman Street will provide ingress and egress. An internal parking area consisting of 17 parking spaces with a gym, lobby, and mechanical space will be provided on the ground floor.

A dimensional adjustment has been requested for a proposed height of approximately 57' and five stories, which is over the 50' four-story height limit of the zone.

The building's exterior will employ stone veneer, wood cladding and glass, which are materials permitted by right in the zone. The façade will feature alternating projecting and recessed areas that will provide depth and variety and allow for installation of wraparound balconies. The east and west wings will be separated by balconies recessed from the buildings face.

Over 55% of non-opaque space will be provided on the ground floor with a combination of glass windows and doors and an open entrance to the parking area. The transparency on the upper stories will far exceed the required 10% transparency with 50.5% provided. Floor to ceiling windows proposed for a majority of units contribute to the increased transparency. Encroachment permits will be required for the balconies and the building footings.

The roof plan indicates that a gathering space consisting of seating with plantings will be provided adjacent to the mechanical/utility area.

The transformer will be located in the northeast corner of the lot and accessed from Pitman Street.

Landscaping

Approximately 1,930 SF of canopy coverage is required to meet the landscaping requirement based on the proposed lot size. The applicant proposes to meet the canopy coverage requirement by planting a street tree and preserving an existing tree, providing a total of 2,000 SF.

Parking

One space is required per dwelling unit and one bicycle space is required for every five units. The applicant will meet the parking requirement, providing 17 vehicle spaces and four bicycle spaces for 16 residential units. A loading space is not required as the amount of residential space will not exceed 40,000 SF.

Lighting

No external lighting sources are proposed.

Dimensional adjustment

The applicant is requesting a dimensional adjustment for one story and 7' of additional height. The applicant is eligible for the adjustment as ground floor internal parking, which adds to the building's height, has been provided.

Public Outreach

The applicant attended a ward meeting on November 27 and informed the Councilperson of the development.

Environmental impact

The applicant submitted a drainage plan which indicates that an underground infiltration chamber system will be employed for stormwater management. The stormwater management system and connection will require approval from the Narragansett Bay Commission (NBC) and the Rhode Island Department of Environmental Management (RI DEM). The plan indicates that runoff will be reduced for one to 100 year events.

The site plan indicates that the applicant will use a compost sack and siltsack sediment traps as minimum erosion control measure during construction.

FINDINGS

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 master and preliminary plan stages:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area that the future land use map of Providence Tomorrow: The Comprehensive Plan intends for Neighborhood Commercial/Mixed Use development. The plan describes these areas as ones intended to foster pedestrian oriented needs like retail and housing in buildings oriented toward the

street. The development conforms to this land use designation. The development conforms to this description as it is located in proximity to commercial development and housing. Creation of housing will conform to objective H-2 of the plan which encourages creation of new housing.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

Use: Mixed use development consisting of retail and residential use is permitted by right in the C-2 zone.

Dimension: The development will conform to the dimensional and design requirements of the C-2 zone subject to the CPC granting a dimensional adjustment for height, for which the applicant is eligible.

Parking: The applicant will meet the parking requirement.

Landscaping: The applicant is required to meet the landscaping 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.*

A significant negative environmental impact is not expected as the applicant is expected to come into conformance with 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.*

An administrative subdivision is required to merge the subject lots. No impediments to development are expected as the lot will comply with the dimensional requirements of the C-2 zone.

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 will be provided from Pitman Street.

RECOMMENDATION—Dimensional Adjustment

Based on the foregoing discussion, the DPD recommends that the CPC grant the requested dimensional adjustment for height and an additional story, finding that the applicant is eligible for the adjustment as they will be providing internal parking.

RECOMMENDATION—Master Plan

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

1. The applicant shall merge the lots prior to final plan approval.
2. The landscaping plan shall be subject to the City Forester's approval.
3. The drainage calculations shall be subject to the City Engineer's approval.
4. The applicant shall submit approvals from the NBC and RI DEM at the final plan stage.
5. Above and below-ground encroachment permits are required at the permitting stage.
6. The validity of the preliminary plan should be extended to one year based on a request from the applicant.
7. Final plan approval should be delegated to DPD staff.