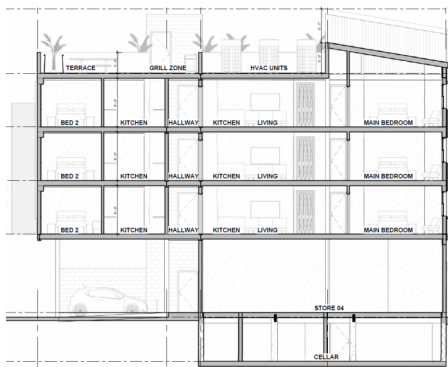


Providence City Plan Commission

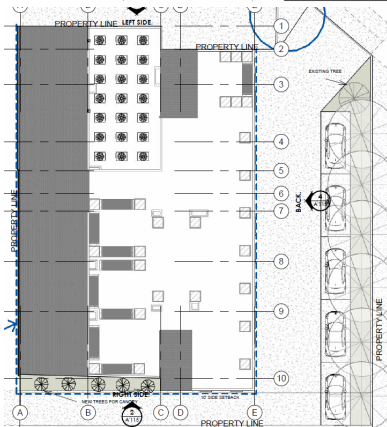


February 20, 2024

AGENDA ITEM 6 ■ 106 RESERVOIR AVE



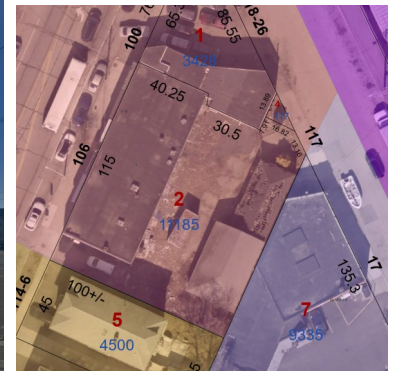
Proposed elevation with cross section



Proposed site plan



View from Reservoir Ave



Aerial view of the site

OVERVIEW

**OWNER/
APPLICANT:** KC Holdings LLC

**CASE NO./
PROJECT TYPE:** 22-064MI—106 Reservoir Ave
Minor Land Development

**PROJECT
LOCATION:** 106 Reservoir Ave
AP 125 Lots 2 and 4; C-2 zoning district

NEIGHBORHOOD: Reservoir

PROJECT DESCRIPTION: The applicant is proposing to construct a three story residential addition to a one story commercial building providing 21 dwelling units, resulting in a 40' tall, four story building with landscaping, parking and other site improvements. A dimensional adjustment for parking is requested where 23 spaces are required but 12 will be provided.

RECOMMENDATION: Approve the preliminary plan subject to the noted findings and conditions.

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The subject property is composed of two lots that will be merged, and is occupied by a commercial business with multiple retail units. The site is zoned C-2, and the applicant is proposing to add three stories above the existing building, which would provide 21 dwelling units and a roof deck. The resulting building will be approximately four stories and 40' tall. Two outbuildings in the rear yard will be demolished to provide parking and landscaping. A total of 23 parking spaces are required but 12 spaces will be provided. A 50% parking adjustment for the proposed amount of parking has been requested.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The site is zoned C-2, which permits mixed use and multifamily development by right.

Dimensions and Site Design

The existing building has a height of approximately 12' and the three residential stories proposed above will result in a total height of approximately 40' which is within the 50', four story height limit of the zone. A total of 21 units consisting of a mix of studios, one and two-bedroom units will be provided over the three new stories. The commercial and residential areas will be accessible to pedestrians and vehicles from Reservoir Ave, with additional vehicular access to the parking area also provided from Narragansett Ave in the rear. The building will maintain an interior side setback of approximately 11' from the R-2 zone to the west.

The ground floor will be composed of brick and glass with brick also used for the stair towers on the side of the building. A combination of board and batten with fiber and siding panels will be used on the upper stories. Dimensional variety is provided by employing balconies and paneling between street facing units. The transparency on the upper stories will exceed the required 10%. A similar pattern can be observed on the south elevation. The building's rear will cantilever over the parking area, providing sheltered parking space. The terrace level will accommodate the HVAC units, and provide a common area with two stair towers.

The building's 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 which are design features encouraged in multifamily development.

Parking and dimensional adjustment

A total of 22 spaces are required for the development. Twenty one spaces are required for the residences calculated as one per unit, and one space is required for the 3,172 SF of commercial space where the first 2,500 SF is exempt from parking. Five spaces will be located parallel to the rear lot line and seven sheltered spaces will be provided under the building overhang. One of the spaces will be compact and the rest will meet the minimum dimensions of 8.5' x 18' with a 22' drive aisle. A dimensional adjustment for parking has been requested.

Eight bicycle parking spaces will be provided in the rear which meets the requirement of one per five dwellings.

It is the DPD's opinion that the CPC should grant the dimensional adjustment for parking, finding that the applicant will provide structured parking for a portion of the lot, making them eligible for the adjustment.

Landscaping

The development measures approximately 11,302 SF, which requires approximately 1,700 SF of canopy coverage to

meet the 15% canopy coverage requirement. The plan indicates that plantings will be made in two landscaping strips, one adjacent to the parking area and the other to the south of the building. It appears that the applicant will meet the landscaping requirement using small trees around the parking area. The plan shall be subject to the City Forester's approval.

Environmental Impact

The applicant has included information on steps that will be taken to control sediment and erosion flowing off the site during construction as well as use of gutters and downspouts to direct stormwater to pervious areas. A utility plan shows that the building will tie in to the sewer from Reservoir Ave.

Findings—Preliminary Plan

Section 1005 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 general commercial and neighborhood commercial mixed use development land uses are located adjacent to each other with the low density residential designation to the south. Both commercial designations are intended for mixed use and multifamily residential development and the proposed development will conform 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.

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

Use: Multifamily and mixed use development that includes retail 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 will meet the parking requirement subject to the CPC granting a dimensional adjustment for parking.

Landscaping: The landscaping plan is 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.*

The drainage and erosion control measures shall be subject to the approval of the City Engineer. No significant negative environmental impacts are expected as the applicant is required 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 Reservoir Ave and Narragansett Ave.

ACTION—Dimensional Adjustment

The CPC should grant a 50% dimensional adjustment from the parking requirement, finding that the applicant will be providing structured parking.

ACTION—Preliminary Plan

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

1. The landscaping plan shall be subject to the City Forester's approval.
2. The stormwater and erosion control measures shall be subject to the City Engineers approval.
3. Final plan approval should be delegated to DPD staff.