

# Providence City Plan Commission

August 19, 2025



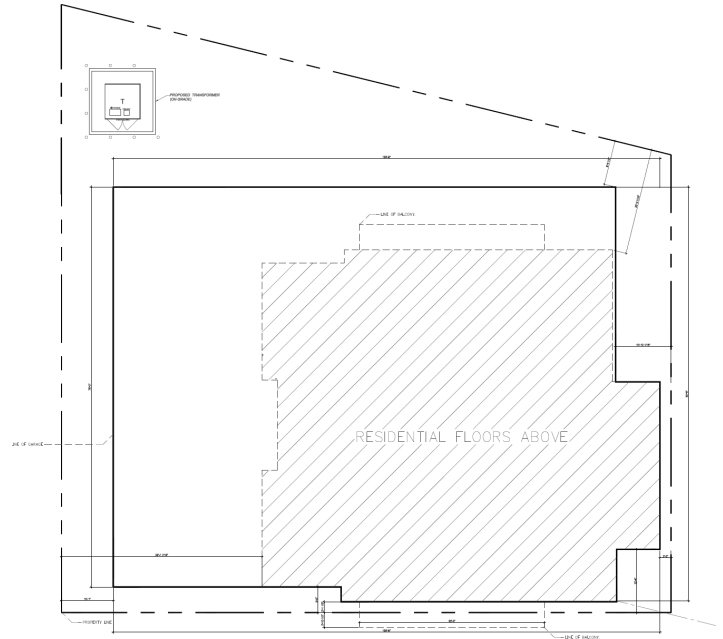
## AGENDA ITEM 6 ■ 150 PITMAN STREET



View of site from Pitman Street



Aerial view of the site



Site Plan

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Walter Bronhard	<b>PROJECT DESCRIPTION:</b>	The applicant is requesting a major change to an approved plan for a four story residential building with 16 apartments with internal parking in the C-2 zone. The applicant is changing the plan to provide eight units with an updated design. A dimensional adjustment for height is required where 50' is permitted by right and 56' is proposed.
<b>CASE NO./ PROJECT TYPE:</b>	23-055 MI Preliminary Plan Major Change	<b>RECOMMENDATION:</b>	Approval of preliminary plan subject to the noted conditions
<b>PROJECT LOCATION:</b>	150-158 Pitman Street C-2 zoning district AP 15 Lot 498	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Fox Point		



Proposed rendering 2025



Proposed rendering 2023

**PROJECT OVERVIEW**

The applicant is requesting a major change to an approved plan for a five story multifamily building with 16 units and internal parking in the C-2 zone. The applicant is proposing to change the building’s design and provide eight units instead of 16. The change is considered to be a major change as it exceeds 20% of the number of dwelling units and there is an appreciable change to the building’s shape and building materials. In addition, the applicant requires a dimensional adjustment for a height of approximately 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 8,043 SF, a reduction from the 9,210 SF footprint that was originally proposed. The applicant 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. An internal parking area consisting of 16 parking spaces with a gym, lobby, and mechanical space will be located on the ground floor. Both areas will be accessible to vehicles and pedestrians from Pitman Street. A total of eight units, with two on each floor, will be provided on the four stories above the parking area. The transformer will be located in the northeast corner of the lot and accessed from Pitman Street.

A dimensional adjustment is required for a proposed height of approximately 57’ and five stories, which is over the 50’ four-story height limit of the C-2 zone.

The building's exterior will employ stone veneer on the first floor, with treated wood cladding and glass on the upper stories, which are materials permitted by right in the zone. The materials represent a major change from the previously approved plan which employed more composite paneling on the entirety of the building. The prior design featured two wings separated by balconies over the entirety of the first floor. Under the current design, units will be located above the eastern portion of the first floor occupying approximately 4,674 SF. Two units will occupy the northern and southern portion of each floor with balconies spanning the full lengths of each unit.

Over 15% of fenestration space will be provided on the ground floor with a combination of glass windows and doors and additional non-opaque space provided by the open entrance to the parking area. The transparency on the upper stories will exceed the required 25% for multifamily dwellings transparency with 31% provided. Floor to ceiling windows proposed for a majority of units contribute to the increased transparency.

#### 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 16 vehicle spaces and two bicycle spaces for eight 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.

#### Findings—Dimensional adjustment

The applicant is seeking a dimensional adjustment for a height of approximately 57' and five stories where 50' and four stories are permitted by right in the C-2 zone. The DPD makes the following findings in conformance with section 1005.B of the Development Review Regulations.

*1. The application is eligible for a dimensional adjustment because it meets one or more of the eligibility criteria of Section 1904.E.1 of the Zoning Ordinance.*

The applicant is eligible for the adjustment per section 1904.E.1.h of the ordinance through provision of structured parking.

*2. The requested or approved dimensional adjustment is within the allowable adjustments listed in Section 1904.E.2 of the Zoning Ordinance.*

The CPC may grant a height adjustment of 24' not to exceed two stories in the C-2 zone per section 1904.E.2 of the ordinance. The requested adjustment is within the limit that may be granted by the CPC.

*3. The extent of the dimensional adjustment is reasonably related to the condition that makes the project eligible for the dimensional adjustment.*

The DPD finds that provision of structured parking on the first floor is reasonably related to the request for additional height and recommends that the CPC grant the requested adjustment.

## Environmental impact

The applicant submitted a drainage plan with the original submission which indicated 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 measures during construction.

## **FINDINGS**

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 major change:

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 the Providence Comprehensive Plan, the lot is located under the neighborhood commercial land use designation, where multifamily development is encouraged. The development conforms to 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 development 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 will meet the landscaping requirement.

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.*

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.

**ACTION—Dimensional Adjustment**

The CPC should vote to grant the dimensional adjustment, finding that the applicant meets the criteria for dimensional adjustments in 1904.E of the ordinance and having made positive findings in conformance with section 1005.B of the DRR.

**RECOMMENDATION—Preliminary Plan/Major Change**

Based on the foregoing discussion, the CPC should vote to approve the major change and preliminary plan subject to the following conditions:

1. The stormwater management plan shall be subject to the City Engineer's approval.
2. Any required encroachment permits shall be submitted at the permitting stage.