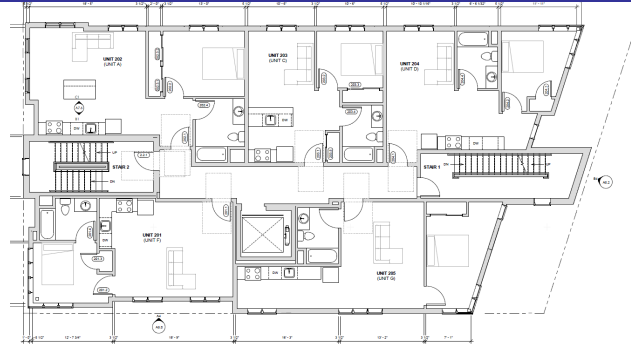


Providence City Plan Commission

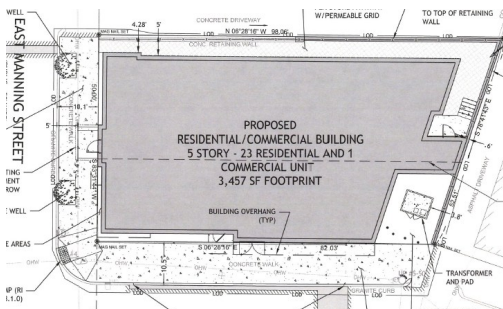
September 16, 2025



AGENDA ITEM 5 ■ 128 WAYLAND AVE



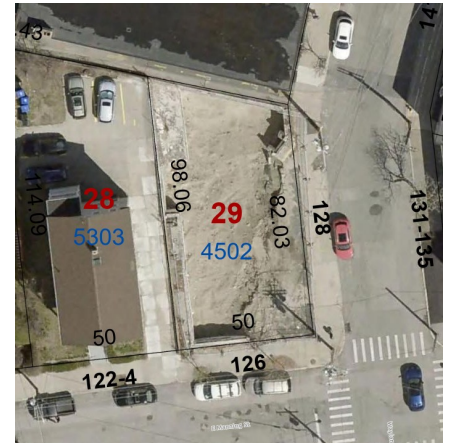
Proposed elevation with floor plan



Proposed site plan



View from Wayland Ave



Aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	Elevator Properties Inc and Slim Investments LLC	PROJECT DESCRIPTION:	The applicant is proposing to construct a mixed use building with commercial on the ground floor and 23 apartments, in the C-2 zone. A dimensional adjustment for height is requested where five stories and 57'3" are proposed, over the 50' four story height limit of the zone.
CASE NO./ PROJECT TYPE:	22-042MI—128 Wayland Ave Minor Land Development		
PROJECT LOCATION:	128 Wayland Ave AP 14 Lot 29; C-2 zoning district	RECOMMENDATION:	Approve the preliminary plan subject to the noted findings and conditions.
NEIGHBORHOOD:	Wayland	PROJECT PLANNER:	Choyon Manjrekar

PROJECT OVERVIEW

The final plan for the subject development was approved in October 2024, but vacated by a court decision requiring the CPC to make new findings. The subject property which measures approximately 4,500 SF is a vacant corner lot at the intersection of Wayland Ave and East Manning Street. The site is zoned C-2, and the applicant is proposing to construct a mixed use building with commercial on the ground floor and 23 dwelling units in the rest of the building. The plan is considered to be a minor land development project as the amount of commercial space—approximately 515 SF—does not exceed 2,500 SF. A dimensional adjustment has been requested to accommodate a height of approximately 57'3" and five stories, where a height of 50' and four stories is permitted by right.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The site is zoned C-2, which permits mixed use consisting of residential and commercial development by right.

Dimensions and Site Design

The building will front on Wayland Ave, within the five foot build-to zone, with the residential entrance located between the two proposed commercial spaces. A five foot rear yard setback will be maintained from the building at 122 East Manning Street. A total of 23 units consisting of a mix of one and two-bedroom units will be provided, with three on the ground floor and five on each of the upper stories. The ground floor units will be over 20' from Wayland Ave, a main street. Storage spaces, bike parking and utilities will be provided in the basement.

The ground floor and upper stories will be treated with brick, glass and fiber cement siding with over 50% transparency on the ground floor and over 10% on the upper stories. The transformer will be located at the northeast corner of the lot, in front of the stairtower, and maintain a distance of over three feet from the front and side lot lines. Trash collection will be provided from Wayland Ave.

Dimensional variety is provided by projecting portions of the façade and providing a cornice. The building will be set 5' off the rear lot line with windows and different colored treatments used to prevent a blank façade. A similar pattern can be observed on the south elevation.

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.

A dimensional adjustment has been requested for the proposed height of 57'3" and five stories, which exceeds the 50', four story height limit of the zone.

Parking

No vehicle parking is required as the lot measures less than 10,000 SF. Bicycle parking will be provided in the basement.

Landscaping

A total of 675 SF of canopy coverage is required and 900 SF will be provided using three small trees. In addition, the applicant has proposed some plantings around the transformer to provide screening from the street. The City Forester has approved the plan.

Environmental Impact

The applicant has submitted a sediment and erosion control plan that will employ straw wattle and designated stockpile areas during construction. The development does not trigger a requirement for a drainage plan as it measures less than 20,000 SF. However, permeable pavers will be added to the western portion of the property, which would improve drainage conditions on the site. The Department of Public Works (DPW) has approved the plan.

A portion of the foundation wall has remained against a retaining wall to the rear with four feet of soil backfill. An Engineer's memo with calculations submitted with the plan shows that current conditions are stable and do not require further intervention with additional backfill or bracing.

Discussion—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.i of the ordinance through provision of mixed use development with over 50% dedicated to housing.

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 up to 24', not to exceed two extra stories in the C-2 zone per section 1904.E.2 of the ordinance. The requested adjustment is within this limit.

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 mixed use development is reasonably related to the request for additional height.

Action—Dimensional Adjustment

Based on the foregoing discussion, the DPD recommends that the CPC grant the requested height adjustment.

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 this area falls under the neighborhood commercial mixed use designation, which is intended for mixed use and multifamily residential development similar to the subject project. Provision of housing would conform 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 and mixed use development that includes retail 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.

Parking: The applicant will meet the bicycle parking requirement.

Landscaping: The landscaping plan has been approved by 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.*

No significant negative environmental impacts are expected as the applicant is required to come into conformance with all applicable environmental regulations. The drainage and erosion control plans have been approved by the DPW.

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 apparent physical constraints that impact development of this property. The submitted engineering report shows that no adverse impacts are expected from the building's demolition. The applicant is required to obtain above and underground encroachment permits by the permitting stage.

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 Wayland Ave and East Manning Street.

ACTION—Preliminary Plan

Based on the foregoing discussion and subject to granting the dimensional adjustment, the CPC should vote to approve the preliminary plan.