



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

**Decision of the Administrative Officer granting Preliminary and Final Plan
Approval for Minor Land Development Project 25-023MI
at 16 Borinquen St (AP 46 Lot 218)
April 28, 2025**

Owner: Osvaldo Mercado

The Administrative Officer (AO) has reviewed and approved the preliminary and final plans for the subject minor land development project based on the findings noted below.

Project Overview

The subject lot is vacant, measures approximately 4,858 SF and is zoned C-2. The applicant is proposing to construct a four story, 14 unit residential building with associated improvements. The plan was reviewed as a minor land development project as it consists of construction of more than ten dwelling units with no commercial space.

Findings of Fact

The AO made the following findings of fact in accordance with section 1005 of the CPC's development review regulations based on their review of the submitted plan:

1. Consistency with The Providence Comprehensive Plan

Per the future land use map of Providence Tomorrow, this area is located within the business/mixed-use development designation, which in addition to business, is intended to foster development of medium to high density residential uses like the subject project. Provision of housing would conform to objective H-2 of the comprehensive plan, which encourages development of new housing. The AO finds the development to be in conformance with the comprehensive plan.

2. Compliance with Zoning Ordinance

The AO made the following findings:

Use: The lot is zoned C-2 which permits multifamily development by right.

Dimension and Design:

The lot is zoned C-2 where no setbacks have to be maintained as it does not abut any residentially zoned lots. Two units will be located in the basement with three on each of the four upper stories. The building will be set to the front lot line on Borinquen Street with interior side setbacks of approximately 7' and 18' on either side. Direct pedestrian access will be provided from a recessed

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entrance on Borinquen Street, and from a second entrance on the left side of the building with a ramp. The trash receptacle and transformer will be located in the easterly side yard and screened. The rest of the side and rear yard will be surfaced with grass. The height of 43' and four stories is within the 50-foot height limit of the zone.

Exterior building materials include aluminum composite panels on the upper stories with a brick and stoner veneer used on the first floor separated from the upper stories by granite panels. Metal canopies will be used above the Borinquen Street and side entrances. Cornices of varying height corresponding with projecting portions of the building will be located on the corner of the façade and on the west elevation, providing dimensional variety. Transparency of 15% and 10% will be provided on the first floor and upper levels respectively. The AO finds that the building will conform to the design standards for a residential development in the C-2 zone.

Landscaping: The applicant is required to provide approximately 730 SF of canopy to meet the coverage requirement. The applicant will employ a small and medium canopy tree for a total of 1,000 SF of canopy coverage. The AO finds that the plan will meet the landscaping requirement.

Parking: No parking is required as the lot measures less than 10,000 SF.

3. *Environmental Impact*

The applicant is proposing to use a silt sock around the site's perimeter to control erosion during construction. The development does not trigger a requirement for a drainage plan as it measures less than 20,000 SF. The site will be regraded to prevent runoff onto neighboring properties and the roof drains will direct stormwater to pervious surfaces on site. The plan has been approved by the Department of Public Works (DPW) and the AO finds that there will be no negative environmental impacts as the applicant will conform to applicable environmental regulations.

4. *Buildable Lot*

The AO finds that there are no apparent physical constraints that impact development of this property.

5. *Street Access*

The AO finds that adequate street access will be provided from Borinquen Street.

Action – Preliminary and Final Plan

Based on the foregoing discussion, the AO hereby approves the preliminary and final plans, finding that they will conform the zoning ordinance and comprehensive plan.

Choyon Manjrekar
Administrative Officer

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Recorder of Deeds

In accordance with Rhode Island General Laws Section 45-23-63, this decision must be recorded in the land evidence records within twenty (20) days after the CPC's vote. In addition, in accordance with Rhode Island General Laws Section 45-23-67, this decision shall be posted in the office of the City Clerk for a period of 20 days. Any appeals to this decision must be immediately transmitted to the DPD. If no appeals are filed, this letter may be removed by the City Clerk 20 days after it has been posted.