



**CITY OF PROVIDENCE**  
**MAYOR BRETT P. SMILEY**

**Decision of the Administrative Officer granting Preliminary and Final Plan  
Approval for Minor Land Development Project 25-045MI  
at 639 Admiral St (AP 123 Lot 101)  
August 15, 2025**

**Owner:** Joseph Colaluca

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 7,657 SF and is zoned C-2. The applicant is proposing to construct a four story, approximately 45' tall, 29 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 similar to 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 'L' shaped, running 143' north from the intersection of Admiral and Wainwright Streets, then 80' to the west, 40' south, 35' to the east and then 95' south to Admiral Street. The R-3 zone is adjacent to the rear and the 40' long westerly side lot line. A 10' setback will be maintained from the R-3 zone as required by the ordinance.

**DEPARTMENT OF PLANNING & DEVELOPMENT**

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The building will be set within the 5' front yard build-to zone maintaining a 3.6' setback from Admiral Street. A corner side setback of approximately 0.8' will be maintained from Wainwright street. Direct street access to the lobby will be provided from Admiral Street with another accessible entrance provided from Wainwright Street. Five units will be located on the first floor in addition to the elevator, trash room and bicycle parking. Eight units will each be located on stories two through four. The three upper stories slightly project over the first floor. The transformer will be located in the rear yard and accessible from Wainwright street. The height of approximately 45' and four stories is within the 50-foot four story height limit of the zone.

Exterior building materials include brick cladding on the first floor with vertical and horizontal fiber cement lap siding on the upper stories, which are all permitted materials in the zone. One window column on the south elevation and three on the east elevation will be inset, providing dimensional variety with the cantilevered façade and contributing to the common architectural theme. Over 15% of fenestration will be provided on the first floor and over 10% on the upper stories. 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 1,150 SF of canopy coverage to meet the requirement of 15%. The applicant will provide approximately 4,000 SF of coverage using four large street trees on Wainwright Street. In addition, a hedge of plantings will be made at the rear lot line, providing separation from the lot to the rear. The plan has been approved by the City Forester, subject to the applicant being responsible for street tree maintenance. The AO finds that the plan will meet the landscaping requirement.

Parking: No vehicle parking is required as the lot measures less than 10,000 SF. Indoor bicycle parking is provided on the first floor.

### 3. *Environmental Impact*

An erosion and sediment control plan that will employ a planting schedule with sediment barriers has been submitted. An underground stormwater system will be installed in the northwest corner of the lot. 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 Admiral and Wainwright Streets.

**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

*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.*

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