

# Providence City Plan Commission

December 16, 2025



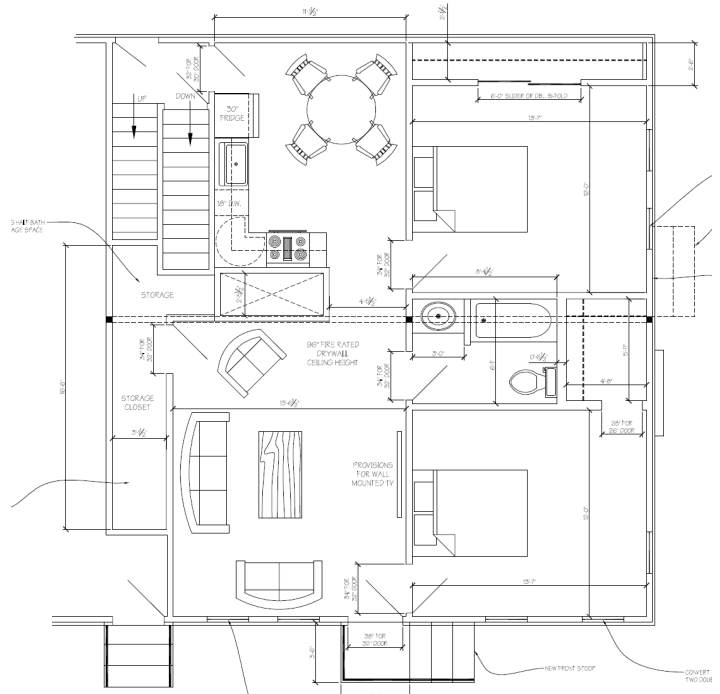
## AGENDA ITEM 1 ■ 1101 ELMWOOD AVE



Aerial view of the building



View from Elmwood Ave



Proposed floor plan

### OVERVIEW

**OWNER/APPLICANT:** International property management and investment LLC

**PROJECT DESCRIPTION:** Design waiver to convert the ground floor of a mixed use building to residential on a main street.

**CASE NO./ PROJECT TYPE:** 2025-13 DPR Development Plan Review

**PROJECT LOCATION:** 1101 Elmwood Ave  
AP 88 Lot 45

**RECOMMENDATION:** Grant the design waiver subject to the noted findings and conditions

**NEIGHBORHOOD:** South Elmwood

**PROJECT PLANNER:** Choyon Manjrekar

## **ANALYSIS**

The subject property is a two story mixed use building in the C-2 zone located in proximity to an interstate exit and adjacent to an overpass. It is located on Elmwood Ave, which is considered a main street per Section 503.A.8 of the zoning ordinance. The applicant is proposing to convert the two commercial ground floor units into a two bedroom unit and is requesting a waiver from Section 503.A.8 of the ordinance which prohibits residences within 20 feet of main streets.

Per the applicant, the commercial space has remained vacant despite efforts to market it. Based on plans provided, the changes will mostly be internal with little change to the façade. Most of the area to the west of the site is residential. Therefore, a change or negative effect on neighborhood character is not expected. The development would be in conformance with objective H-2 of the comprehensive plan which encourages creation of new housing.

Based on a review of plans, it is the DPD's opinion that the Commission should grant the requested waiver as it is not expected to have a negative effect on the neighborhood's character or the building's exterior design.

## **RECOMMENDATION**

Based on the foregoing discussion, the Commission should grant the requested design waiver.