

# Providence City Plan Commission

February 24, 2026



## AGENDA ITEM 4 ■ 450 CHARLES STREET



Building rendering



Aerial view of the site



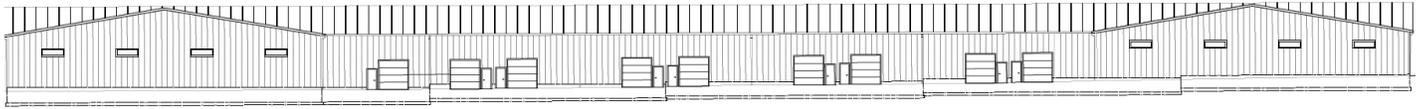
View from Charles Street

### OVERVIEW

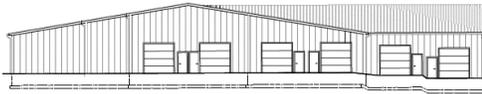
<b>OWNER/ APPLICANT:</b>	329 Development LLC	<b>PROJECT DESCRIPTION:</b>	The applicant is requesting to combine master and preliminary plan approval to construct a building that will serve as a contractor’s storage yard. Waivers from submission of state approvals and a signage plan at the preliminary plan stage are requested.
<b>CASE NO./ PROJECT TYPE:</b>	<b>26-009 MAL</b> Master and Preliminary Plan approval		
<b>PROJECT LOCATION:</b>	450 Charles St AP 76 Lot 529 and 530; M-1 zoning district	<b>RECOMMENDATION:</b>	Approval of the master and preliminary plan as detailed
<b>NEIGHBORHOOD:</b>	Charles	<b>PROJECT PLANNER:</b>	Choyon Manjrekar



Proposed site plan



FRONT ELEVATION  
SCALE: 1" = 20'



SIDE ELEVATION  
SCALE: 1" = 20'

Proposed elevations

**PROJECT OVERVIEW**

The combined lot area is approximately 125,593 SF in the M-1 zone. The applicant is proposing to construct a construction equipment storage facility consisting of two buildings. Building A will measure approximately 63,450 SF and will provide 36 units. Building B will have 3 units providing 4,500 SF of space for three tenants. Each unit will have self contained parking and accessory office space. The applicant is seeking to combine master and preliminary approval and has requested waivers from submission of state approvals and a signage plan at the preliminary plan stage.

**ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES**

Use

The subject lot is zoned M-1 which is intended for industrial uses. The proposed use meets the definition of a contractor’s storage yard defined as a land or

structures used for the storage of equipment, vehicles, machinery or building materials used for building trades. Contractor storage yards are permitted by right in the M-1 zone.

Dimensions and site design

Building 1: A horseshoe layout is proposed with the two ends set to Charles Street, and the central portion set back approximately 42 feet. The M-1 zone does not have front or side setback requirements when lots are not abutting a residential zone. A rear yard setback of 38’ will be maintained from R-4 zone to the rear, where 20’ is required.

The lot will provide a frontage of 600’ when combined and have four curb cuts, meeting the requirement of one curb cut per 100 feet of frontage. Each unit will have a separate vehicular entrance allowing for loading and unloading of equipment and materials. The outer curb cuts will allow for access to units at the side and

rear of the building. The inner curb cuts will allow access to the centrally located units. The one story, 30' height is within the 75' limit of the zone.

Building 2: The Building will be located in the northern portion of the lot and provide three contractor storage units.

The development will meet the design standards of the M-1 zone in section 803 of the ordinance by providing direct access to the buildings from within the lot. Setting the central portion of the building back from the street reduces its impact on adjacent parcels. The site's layout prevents the parking area from being the dominant visual element along the street.

#### Parking

A contractor storage yard requires one space per 500 SF of office. Per the applicant, approximately 5,130 SF of office space is provided with 120 SF of office space per unit and 450 SF of space for the rental and security office. The applicant will meet the requirement of 10 spaces by providing 12 spaces. Eight will be located in a parking area to the north of the lot and four will be located against the building. In addition, each unit will have internal parking space for one vehicle.

#### Landscaping

With an area of disturbance of approximately 125,000 SF, the applicant is required to meet the canopy coverage requirement of 15% or approximately 18,838 SF. A landscaping plan that will employ plantings around the perimeter of the site and making use of street trees along Charles Street has been provided. The City Forester has reviewed the plan and provided suggestions that include substituting a different species for pear trees and eliminating the Pine tree. The final landscaping plan shall be subject to the City Forester's approval.

#### Drainage and stormwater management

The western portion of the site is adjacent to the West River which includes floodway and special flood hazard zones. No construction is proposed within these areas. Excess flood storage volume is located on site to compensate for a portion of the access drive within the flood hazard zone.

The drainage plan will employ underground infiltration structures to treat stormwater on site. The erosion control plan will employ sediment traps, a sediment barrier and assigned stockpile areas to control erosion off the site during construction. The stormwater management and erosion control plans shall be subject to the City Engineer's approval prior to final plan submission.

#### Lighting

A lighting plan and cut sheets of light fixtures have been submitted, showing that there will be no light trespass onto neighboring properties. Cutoff light fixtures affixed to the building face will be employed to illuminate the site. The DPD finds that the lighting plan conforms to the requirements of the ordinance.

#### Waivers

The applicant has requested waivers from submission of a signage plan and state approvals at the preliminary plan stage. It is the DPD's opinion that the waiver from a signage plan should be granted as the applicant has not determined the signage design and can provide a conforming plan at the final plan stage. The waiver from state approvals should be granted as the time taken to review state permits can vary by body.

#### Combination of stages

The applicant is requesting to combine master and preliminary plan approval. The DPD recommends that the CPC

combine approval upon granting the waivers, finding that the submission meets the requirements for both stages.

### **Findings—Land Development Project**

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 Master and Preliminary Plans:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area that the future land use map of the Providence Comprehensive Plan intends for Business/Industrial use which is intended to expand business and industrial uses. The development will conform to the comprehensive plan as it would meet this description, in character with the land use designation.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

Use: The use is permitted by right in the M-1 zone.

Dimension and design: The development complies with the dimensional and design requirements of the M-1 zone.

Parking: The applicant will meet the parking requirement.

Landscaping: The applicant will meet the canopy coverage requirement.

Lighting: The lighting plan meets the ordinance's requirements .

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 negative environmental impacts are expected as the applicant is expected to conform to all 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.*

The applicant is required to merge the lots prior to final plan approval. There are no physical constraints that impact development of this property.

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.*

Physical access to the site will be provided from Charles Street.

### **Recommendation—Waivers**

The CPC should vote to grant the waivers from submission of state approvals and a signage plan at the preliminary plan stage subject to the condition that they be submitted with the final plan.

### **Recommendation—Combination of stages**

The CPC should vote to combine master and preliminary plan approval, having approved the requested waivers and finding that the applicant meets the submission requirements for both stages.

**Recommendation—Land Development Project**

1. The CPC should vote to approve the master and preliminary plans.
2. The landscaping plan shall be subject to the City Forester's approval prior to final plan approval.
3. The drainage plan shall be subject to the City Engineer's approval.