

# Providence City Plan Commission

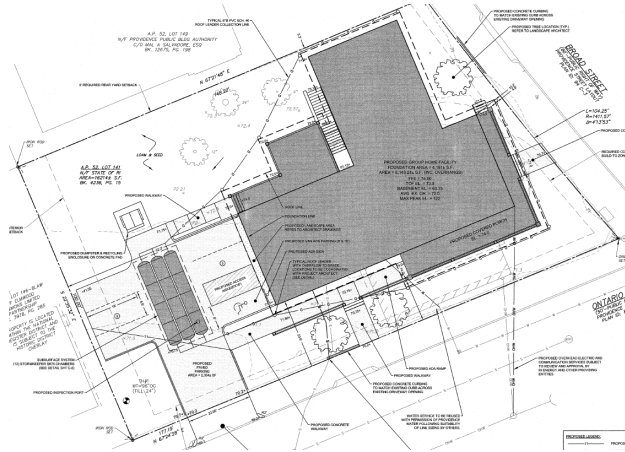
April 28, 2026



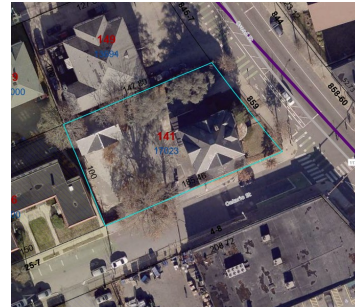
## AGENDA ITEM 3 ■ 859 BROAD STREET



View from front and side yard



Proposed site plan



Aerial view of the site

**OWNER/APPLICANT:** State of Rhode Island

**PROJECT DESCRIPTION:** The applicant is proposing to construct a new nine bed community residence on the subject lot, which requires Development Plan Review. Pursuant to Unified Development Review (UDR), the applicant is seeking relief from the front and side yard setback requirements and relief to allow for nine residents in a community residence where 8 are permitted by right.

**CASE NO./ PROJECT TYPE:** 2026-02 DPR—Development Plan Review with Unified Development Review

**PROJECT LOCATION:** 859 Street  
AP 52 Lot 141

**RECOMMENDATION:** Approval of plan and variances

**NEIGHBORHOOD:** Elmwood

**PROJECT PLANNER:** Choyon Manjrekar



2. *That the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan.*

The proposed front yard setback is similar to the currently maintained setback and would retain the residential character of the building. The side yard setback would enhance the neighborhood's character by providing landscaping between the building and street and be similar to the configuration of other lots on Ontario Street. The facility originally had 16 units and the proposed nine units would be a reduction in the number of units on site. The facility is licensed by the state and an additional unit is not expected to have a negative effect on neighborhood character as the applicant will meet all state regulations and reduce the number of units from what was previously provided.

3. *In addition, the City Plan Commission, as part of unified development review, requires that evidence be entered into the record of the proceedings showing that In granting a dimensional variance, the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience.*

Denial of the requested relief would be more than a mere inconvenience as it would affect construction of the community residence by requiring a design that would not allow for proper functioning of the building's operations.

#### **RECOMMENDATION—Dimensional Variance**

Based on the foregoing discussion, the DPD recommends that the CPC approve the requested relief from the front and side yard setback and from the number of residents in a community residence as described.

#### **FINDINGS—Development Plan Review**

Section 1005 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their review of the development. 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:

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 Providence Comprehensive Plan has designated for neighborhood commercial/mixed use development. These areas are characterized by traditional pedestrian and transit oriented uses that serve local neighborhood needs including professional offices and housing. The development would conform to this description. A community residence would conform to objective H-3 which promotes the development of special needs housing in the City.

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

Community residences are permitted by right in the C-2 zone and required to conform to the design regulations of 1202.L of the ordinance. The building will have a primary entrance oriented to and accessible from Broad Street with the entrance located under a covered porch. The use of windows and projecting and receding building wings provide dimensional variety and counter the appearance of a blank wall. Transparency on the first floor and upper stories respectively exceeds 15% and 10%. The building will be treated with brick veneer on the ground floor and clapboard vinyl on the second, which are materials permitted by right in the zone. The applicant will meet the design requirements of the zone and the development will conform to the ordinance subject to the CPC granting the requested relief. The applicant will meet and exceed the canopy coverage requirement with a total of 2,441 SF of coverage required and 5,300 SF provided using a mix of small and medium trees.

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.*

The drainage plan shall be subject to the City Engineer's approval. It does not appear that the subdivision will pose a significant negative environmental impact as the applicant is required to comply with applicable 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.*

It does not appear that there will be any constraints to development.

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 street access is provided from Broad and Ontario Streets.

**RECOMMENDATION—Minor Subdivision**

Based on the analysis and findings contained in this report, the CPC should vote to approve the development pursuant to dimensional relief being granted through unified development review and subject to the following condition:

The drainage plan shall be subject to the City Engineer's approval.