

Providence City Plan Commission

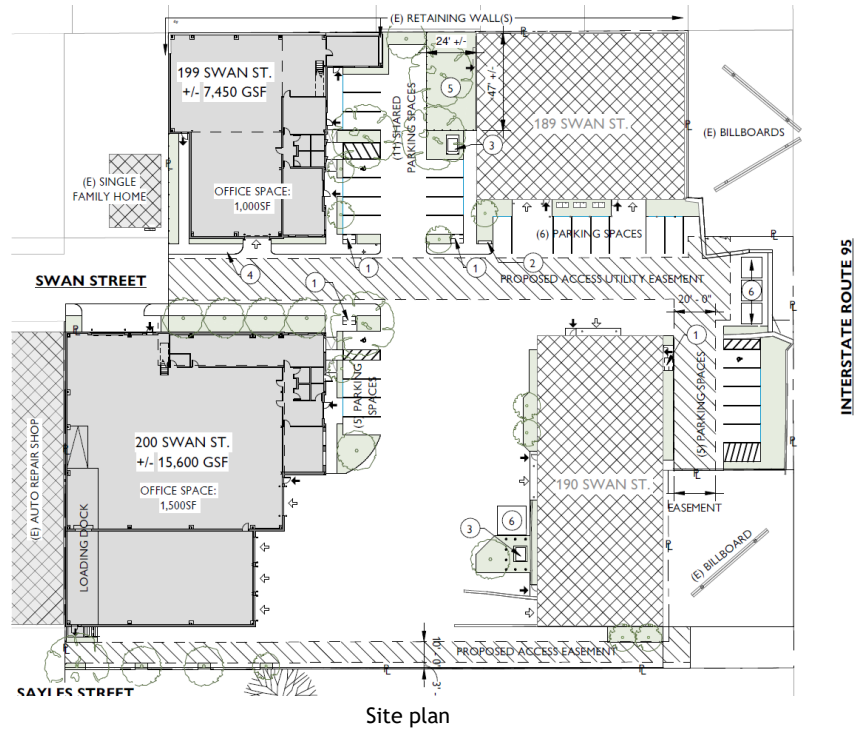
December 13, 2022



AGENDA ITEM 1 ■ 189-200 SWAN STREET



Aerial view of the site



Site plan

OVERVIEW

**OWNER/
APPLICANT:** The Coletta Group, Owner and Applicant

PROJECT DESCRIPTION: The applicant is proposing to construct two buildings providing a total of over 22,000 SF of space with parking, landscaping and other improvements in the M-MU 75 zone. The applicant is seeking a waiver from submission of state approvals at the preliminary plan stage.

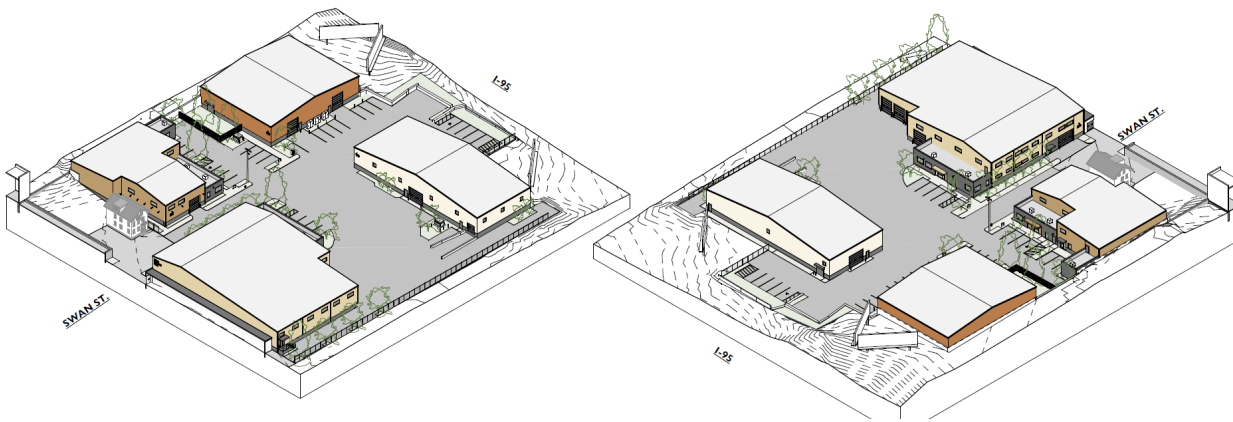
**CASE NO./
PROJECT TYPE:** 22-012 MA Preliminary Plan

**PROJECT
LOCATION:** 189-200 Swan Street
M-MU 75 zoning district
AP 47 Lots 843 and 844

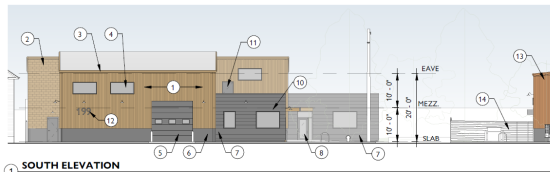
RECOMMENDATION: Approval of the Preliminary Plan subject to the noted findings

NEIGHBORHOOD: Lower South Providence

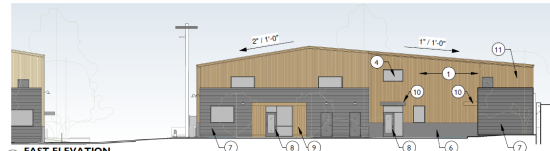
PROJECT PLANNER: Choyon Manjrekar



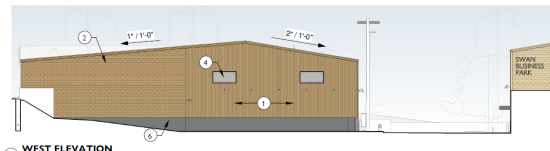
Rendering of the site



SOUTH ELEVATION
1/16" = 1'-0"

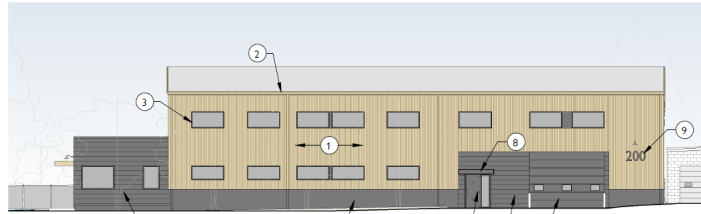


EAST ELEVATION
1/16" = 1'-0"

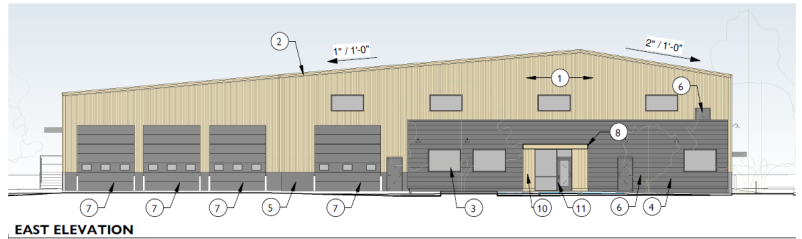


WEST ELEVATION

Building elevations at 189 and 200 Swan Street



NORTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION

PROJECT OVERVIEW

The applicant is proposing to construct two commercial buildings, which will provide approximately 7,296 SF and 15,645 SF of space in an existing business park in the M-MU 75 zone. Both buildings will include office space, with general-industrial uses proposed for both. The area between both proposed buildings has been created through an abandonment of Swan Street. Parking, landscaping, lighting and associated site improvements will also be provided. The CPC granted a dimensional adjustment from the parking requirement for the existing animal training facility in the northeast portion of the park where 16 spaces are required but 9 will be provided.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The property is zoned M-MU 75, where the existing uses

of animal care facility, and environmental management, which is classified as general industrial are permitted by right. Trucks will park within the buildings to transport materials in and out of the site. The proposed uses will be similar to the existing uses and will be permitted by right.

Dimensions and site design

199 Swan Street: The building will be set to the northwest lot lines of lot 843 with parking in proximity to the front entrance. It will maintain a footprint of approximately 7,296 SF, of which 1,000 SF will be for office use. The exterior of the building will be composed of concrete masonry units (CMU), rib metal and metal panel siding, which are permitted in this zone. The building will be one story and have a height of approximately 20'. Pedestrian access will be provided from the parking area through an entrance annex with a height of approximately 12'. The rear of the building containing the loading bay will be 20' tall.

200 Swan Street: The building will be set to northwest lot lines of lot 844 with parking, pedestrian and loading bay access provided on the eastern façade. It will maintain a footprint of approximately 15,645 SF, of which approximately 1,066 SF will be for office use. The entrance annex will be approximately 10' tall and the remainder of building will be one story, with a height of 20'.

The exteriors will be composed of rib metal and metal panel siding, which are permitted in this zone. The proposed heights of both buildings are within the 75' height limit of the zone.

Landscaping

The area of disturbance is estimated to be 91,252 SF, which includes the entire development with stormwater installations, paving and parking designations, which requires approximately 13,700 SF of canopy coverage. Per the landscaping plan, a mix of small, medium and large trees providing a total of 14,400 SF will be planted around the site, which will meet the landscaping requirement.

Environmental Management

A drainage management plan has been submitted. The applicant will employ best management practices (BMP) including deep sump catch basins, infiltration isolator row chamber systems and outlet structures for peak mitigation. Four subsurface infiltration chamber systems will be installed within the development. Based on provided calculations, peak flows off the site will be reduced for one to 100 years events.

The applicant will install a barrier around the perimeter of the site and use soil stabilization methods to prevent erosion off the site per the submitted plan.

Parking and dimensional adjustment

The uses at 199 and 200 Swan Street are classified as general industrial uses that require one parking space for every five employees and one space for every 500 SF of office use. A total of four and five spaces are required for 199 and 200 Swan Street, with 10 employees each, and 1,000 SF and 1,500 SF of office space respectively. The applicant will meet the requirement by providing the required amount of parking adjacent to each building.

The existing building at 190 Swan Street requires two spaces, with five employees and 500 SF of office space. The CPC granted a dimensional adjustment for parking for the existing animal facility at 189 Swan Street. With a requirement of one space per 500 SF of area, 16 spaces are required but nine will be provided. The CPC granted the adjustment, finding that the applicant did not require the prescribed amount of parking.

The applicant will meet the parking requirement, providing 27 spaces where 22 are required after factoring the adjustment. The applicant will also meet the bicycle parking requirement, providing 10 spaces for the 10 required.

Lighting

The applicant has submitted a lighting plan that will employ freestanding fixtures, bollard lights and wall mounted fixtures on the building exteriors. The lighting conforms to the requirements of the ordinance based on the submitted photometric plan as the light intensity will not exceed 1 footcandle at the lot lines and there will be no spillover onto neighboring properties.

Waiver from submission of state approvals

The applicant has requested a waiver from submission of state approvals at the preliminary plan stage, particularly from the RIDEM, and is requesting that they be submitted with the final plan. It is the DPD's opinion that the CPC should grant the waiver finding that it is required in the interest of good planning practice as the approval periods for state bodies may vary. Granting the waiver would allow the applicant to proceed with the development process.

FINDINGS

Section 806 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 preliminary plan stage:

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 Tomorrow: The Comprehensive Plan intends for Business/Mixed Use development. The plan describes this area as one intended to foster growth of commercial and industrial uses. The development conforms to this 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 proposed industrial-general and commercial uses are permitted by right in the M-MU 75 zone.

Dimension: The development conforms to the dimensional and design requirements of the M-MU 75 zone.

Parking: The development will conform to the parking requirement based on the dimensional adjustment granted by the CPC at the master plan stage.

Landscaping: The applicant will meet the landscaping requirement based on the submitted plan.

Lighting: The lighting plan conforms to the ordinance.

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 come into conformance 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.*

There are no physical constraints that impact development of this property, as the lots comply with the dimensional requirements of the M-MU 75 zone.

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 vehicular and pedestrian access will be provided from the active portion of Swan Street.

RECOMMENDATION—Waiver

The CPC should grant a waiver from submission of state approvals at the preliminary plan stage, finding that it is required and in the interest of good planning practice. The waiver should be granted subject to the condition that the applicant submit the approvals with the final plan submission. The applicant shall return to the CPC, should the waivers result in a change to the approved plan.

RECOMMENDATION—Preliminary Plan approval

Based on the foregoing discussion and having granted the requested waiver, the DPD recommends that the CPC approve the preliminary plan finding that the plan is in conformance with the zoning ordinance and comprehensive plan subject to the following conditions:

1. The drainage plan shall be subject to the approval of the City Engineer.
2. The landscape plan shall be subject to the City Engineers approval.
3. Final plan approval should be granted to DPD staff.