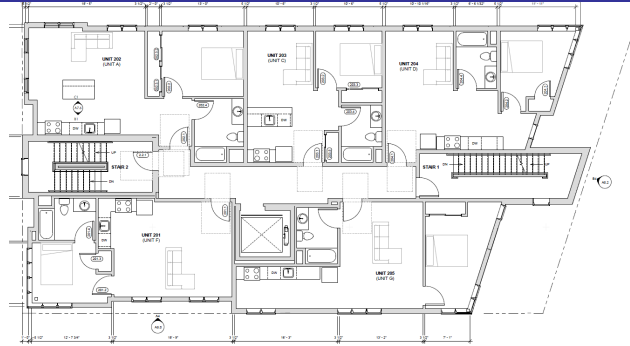


Providence City Plan Commission

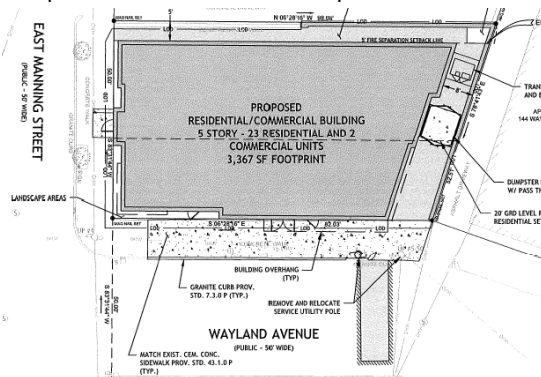


July 16, 2024

AGENDA ITEM 6 ■ 128 WAYLAND AVE



Proposed elevation with floor plan



Proposed site plan

View from Wayland Ave

Aerial view of the site

OVERVIEW

OWNER/ APPLICANT:	Elevator Properties Inc and Slim Investments LLC	PROJECT DESCRIPTION:	The applicant is proposing to construct a mixed use building with commercial on the ground floor and 23 apartments, in the C-2 zone. A dimensional adjustment for height is requested where five stories and 57'3" are proposed, over the 50' four story height limit of the zone.
CASE NO./ PROJECT TYPE:	22-042MI—128 Wayland Ave Minor Land Development	RECOMMENDATION:	Approve the preliminary plan subject to the noted findings and conditions.
PROJECT LOCATION:	128 Wayland Ave AP 14 Lot 29; C-2 zoning district	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Wayland		

PROJECT OVERVIEW

The subject property which measures approximately 4,500 SF is a corner lot at the intersection of Wayland Ave and East Manning Street, currently occupied by a former commercial building that will be demolished. The site is zoned C-2, and the applicant is proposing to construct a mixed use building with commercial on the ground floor and 23 dwelling units in the rest of the building. The plan is considered minor as the amount of commercial space—approximately 515 SF—does not exceed 2,500 SF. A dimensional adjustment has been requested to accommodate a height of approximately 57'3" and five stories, where a height of 50' and four stories is permitted by right.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The site is zoned C-2, which permits mixed use consisting of residential and commercial development by right.

Dimensions and Site Design

The building will front on Wayland Ave, within the five foot build-to zone, with the residential entrance located between the two proposed commercial spaces. A five foot interior side setback will be maintained from the building at 122 East Manning Street. A total of 23 units consisting of a mix of one and two-bedroom units will be provided, with three on the ground floor and five on each of the upper stories. The ground floor units will be over 20' from Wayland Ave, a main street. Storage spaces, bike parking and utilities will be provided in the basement.

The ground floor and upper stories will be treated with brick, glass and fiber cement siding with over 50% transparency on the ground floor and over 10% on the upper stories. The transformer will be located at the northeast corner of the lot, in front of the stairtower, and maintain a distance of over three feet from the front and side lot lines. Trash collection will be provided from Wayland Ave.

Dimensional variety is provided by projecting portions of the façade and providing a cornice. The building will be set 5' off the rear lot line with windows and different colored treatments used to prevent a blank façade. A similar pattern can be observed on the south elevation.

The building's design follows the ordinance's guidelines for multifamily development as it employs building materials that are permitted in the zone and incorporates a unifying architectural theme which are design features encouraged in multifamily development.

A dimensional adjustment has been requested for the proposed height of 57'3" and five stories, which exceeds the 50' four story height limit of the zone. It is the DPD's opinion that the CPC should grant the adjustment, finding the applicant eligible through the provision of mixed use development with over 50% dedicated to residential use.

Parking

No parking is required as the lot measures less than 10,000 SF. Bicycle parking will be provided in the basement.

Landscaping

A total of 675 SF of canopy coverage is required and 900 SF will be provided using three small trees. In addition, the applicant has proposed some plantings around the transformer to provide screening from the street. The plan shall be subject to the City Forester's approval.

Environmental Impact

The applicant has submitted a sediment and erosion control plan that will employ straw wattle and designated stockpile areas during construction. The development does not trigger a requirement for a drainage plan as it measures less than 20,000 SF. However, permeable pavers will be added to the western portion of the property, which would improve drainage conditions on the site.

Findings—Preliminary Plan

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 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.*

Per the future land use map of Providence Tomorrow this area falls under the neighborhood commercial mixed use designation, which is intended for mixed use and multifamily residential development similar to the subject project. Provision of housing would conform to objective H-2 of the comprehensive plan, which encourages construction of new housing.

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

Use: Multifamily and mixed use development that includes retail is permitted by right in the C-2 zone.

Dimension: The development will conform to the dimensional and design requirements of the C-2 zone subject to the CPC granting a dimensional adjustment for height.

Parking: The applicant will meet the bicycle parking requirement.

Landscaping: The landscaping plan is subject to the City Forester's approval.

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 and erosion control measures shall be subject to the approval of the City Engineer. No significant negative environmental impacts are expected as the applicant is required to come into conformance with all 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 apparent physical constraints that impact development of this property. The applicant is required to obtain above and underground encroachment permits by the permitting stage.

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 is provided from Wayland Ave and East Manning Street.

ACTION—Dimensional Adjustment

The CPC should grant a dimensional adjustment for height to allow for 57'3" and five stories, finding that the applicant is eligible through provision of mixed use development.

ACTION—Preliminary Plan

Based on the foregoing discussion and subject to granting the dimensional adjustment, the CPC should approve the preliminary plan subject to the following conditions:

1. The landscaping plan shall be subject to the City Forester's approval. The final plan shall be updated to show plantings or screening measures around the transformer.
2. The stormwater and erosion control measures shall be subject to the City Engineers approval.
3. The applicant shall obtain all necessary encroachment permits at the permitting stage.
4. Final plan approval should be delegated to DPD staff.