



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

**Decision of the Administrative Officer granting Preliminary and Final Plan
Approval for Minor Land Development Project 24-003MI at 5 Richmond
Square
(AP 15 Lot 497)
June 4, 2024**

Owner: L&R Holdings c/o Michael Lemoi

The Administrative Officer (AO) has reviewed the application for the subject Minor Land Development Project and approved the preliminary and final plans based on the findings noted below.

Project Overview

The subject property is a vacant lot in the W-2 zone. The applicant is proposing to construct a six story, 74' tall, 25 unit multifamily dwelling with internal parking and associated site improvements.

Findings of Fact

The AO made the following findings of fact in accordance with section 1005 of the CPC's development review regulations based on their review of the submitted plan:

1. Consistency with Providence Tomorrow: The Comprehensive Plan

Per the future land use map of Providence Tomorrow this area is intended for waterfront/mixed use development which encourages residential and commercial mixed-use development including multifamily. The AO finds that the development will conform to this description and also be in conformance with objective H-2 of the comprehensive plan, which encourages construction of new housing.

2. Compliance with Zoning Ordinance

The AO made the following findings:

Use: The site is zoned W-2 which permits multifamily development by right.

Dimension and Design: A height of approximately 73'6" and six stories is proposed, with internal parking on the first story and five two-bedroom residences on each of the upper stories. The height is within the 75' height limit of the zone. Ingress and egress to the parking area is provided from a curb cut on Pitman Street. The building can also be accessed through a pedestrian entrance adjacent to the internal parking area. The building will maintain the required interior side and rear setbacks of 6' and 20' respectively.

DEPARTMENT OF PLANNING & DEVELOPMENT

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The ground floor will exceed 15% of transparency required for residential multifamily dwellings and the upper stories will far exceed 10% on each story. Fiber cement panels and wood siding will be employed for the exterior treatment. Dimensional variety is provided by using projections on the front façade. Balconies will be provided for all units facing the rear. A mechanical penthouse will be provided on the roof which will be accessible using stairs and elevators.

The AO finds that 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.

Parking: A total of 25 spaces are required and 41 will be provided. Thirty two internal spaces will be located on the first floor and nine additional spaces will be located in an adjacent parking area. A loading space will be located in front of the main building entrance. Twelve bicycle parking spaces will be located in the garage, which will meet the ordinance's requirement of one space per five dwelling units.

Lighting: The submitted lighting plan shows that the applicant will use a combination of wall mounts and freestanding light fixtures. The plan will conform to the ordinance as there will be no light trespass onto neighboring properties.

Landscaping: The development measures approximately 33,709 SF, which requires approximately 4,962 SF of canopy coverage to meet the 15% canopy coverage requirement. The plan indicates that trees will be planted in the rear with additional plantings in two landscaping strips adjacent to the parking area in the front yard for a total of 5,400 SF. The applicant will meet the canopy coverage requirement and the plan has been approved by the City Forester.

3. *Environmental Impact*

A drainage plan, which was approved by the City Engineer, and a sediment and erosion control plan were submitted. In addition, the applicant submitted state approvals from the Narragansett Bay Commission (NBC) and an assent from the Coastal Resources Management Council (CRMC). The AO finds that no significant negative environmental impacts are expected as the applicant will conform to applicable environmental regulations.

4. *Buildable Lot*

There are no apparent physical constraints that impact development of this property.

5. *Street Access*

Adequate vehicular and pedestrian access will be provided from Pitman Street

Action

Based on the foregoing discussion, the AO hereby approves the preliminary and final plans finding that the plans conform to the zoning ordinance and comprehensive plan as described.



Choyon Manjrekar
Administrative Officer

*In accordance with Rhode Island General Laws Section 45-23-63, this decision must be recorded in the land evidence records within twenty (20) days after the CPC's vote. In addition, in accordance with Rhode Island General Laws Section 45-23-67, this decision shall be posted in the **office of the City Clerk for a period of 20 days**. Any appeals to this decision must be immediately transmitted to the DPD. If no appeals are filed, this letter may be removed by the City Clerk 20 days after it has been posted.*

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Document Num: 2024369462
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