



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

**Decision of the Administrative Officer granting Preliminary and Final Plan  
Approval for Minor Land Development Project 24-044MI at 722 Douglas  
Ave (AP 123 Lot 31)  
August 8, 2024**

**Owner:** Jubril Bamgbala

The Administrative Officer (AO) has reviewed and approved the preliminary and final plans for the subject minor land development project based on the findings noted below.

**Project Overview**

The subject lot is vacant corner lot with frontage on Douglas Ave and Damon Street in the C-1 zone and measures approximately 10,232 SF. The applicant is proposing to construct a four story, mixed use building consisting of two commercial units and a studio on the ground floor and 17 units in the rest of the building. The plan is considered minor as the amount of commercial space—approximately 1,769 SF—does not exceed 2,500 SF.

**Findings of Fact**

The CPC 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 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. The AO finds the development to be in conformance with the comprehensive plan.

2. *Compliance with Zoning Ordinance*

The AO made the following findings:

Use: The site is zoned C-1 which permits mixed use development consisting of commercial and multifamily development by right.

Dimension and Design:

The building will be set within the build-to zones of the front and corner side lot lines with separate entrances to the commercial spaces and residences oriented toward Douglas Ave. Eight parking

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spaces which can be accessed from curb cuts on Douglas Ave and Damon Street are located in the rear yard. The trash receptacle will be screened and located in the rear yard adjacent to the parking spaces. The height of 41' and four stories is within the 45-foot height limit of the zone. The transformer will be located in the side yard adjacent to the building and screened using plantings.

The applicant will meet the building transparency requirement, providing 50.4% transparency on the ground floor and exceeding 10% on the upper stories. Exterior building materials include Hardie shiplap and trim on the upper floors, with brick and stone veneer, glass, metal and fabric awnings, and sign band on ground floor. The AO finds that the building will conform to the design standards for a mixed-use development in the C-1 zone, with building orientation to, and pedestrian entrances from the sidewalk along the primary building frontage on Douglas Avenue.

**Landscaping:** The AO finds that the landscaping plan conforms to section 1503 of the zoning ordinance as it will meet the required tree canopy percentage of 15%. A total of approximately 1,535 SF of canopy coverage is required and 1,700 SF will be provided using one small and two medium trees. Provision of a landscaping strip between the parking lot and Damon Street conforms to section 1504 of the zoning ordinance.

**Parking:** No parking is required as the lot is considered to measure less than 10,000 SF per an administrative modification that was submitted with the plan. However, eight spaces will be provided in the rear. Six bicycle parking spaces will be provided in the interior side yard adjacent to the building.

3. *Environmental Impact*

The applicant is proposing to use a silt sock around the site's perimeter to control erosion during construction. The development does not trigger a requirement for a drainage plan as it measures less than 20,000 SF. The AO finds that there will be no negative environmental impacts as the applicant will conform to applicable environmental regulations.

4. *Buildable Lot*

The AO finds that there are no apparent physical constraints that impact development of this property.

5. *Street Access*

The AO finds that adequate street access will be provided from Douglas Ave and Damon Street.

**Action – Preliminary and Final Plan**

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



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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