

# Providence City Plan Commission



September 17, 2024

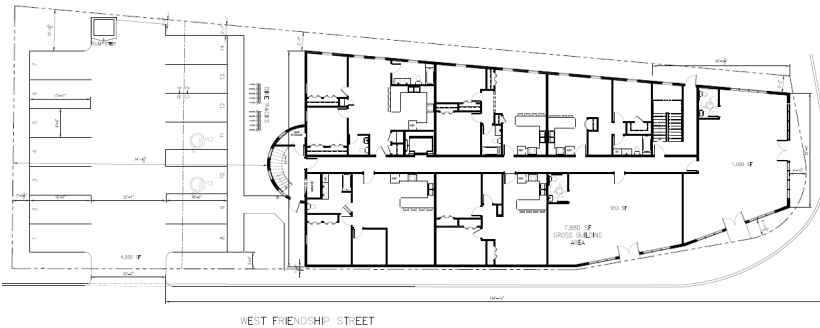
## AGENDA ITEM 4 ■ 11 W FRIENDSHIP STREET



View from W Friendship Street



Elevation viewable from Broad Street



Aerial view of the site

Proposed site plan

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Patricia Martinez	<b>PROJECT DESCRIPTION:</b>	The applicant is proposing to construct a four story mixed use building with commercial space and residences on the first floor and upper stories. The applicant is seeking a dimensional adjustment for parking.
<b>CASE NO./ PROJECT TYPE:</b>	<b>22-051MI—11 W Friendship St</b> Minor Land Development	<b>RECOMMENDATION:</b>	Approve the preliminary plan subject to the noted findings and conditions.
<b>PROJECT LOCATION:</b>	11 W Friendship Street AP 30 Lot 720; C-1/R-4 zoning district		
<b>NEIGHBORHOOD:</b>	Elmwood	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

## PROJECT OVERVIEW

The subject property is a vacant corner lot with the majority located in the C-1 zone and partially in the R-4 zone, which is proposed for parking. The lot maintains a frontage of 41' on Broad Street and a length of approximately 218' on Friendship Street. The applicant is proposing to construct a 45', four story, mixed use building consisting of retail and residential use with two commercial spaces on the ground floor and 26 apartments in the rest of the building. The project is considered a minor land development project as the amount of commercial space (2,043 SF) is less than 2,500 SF. A dimensional adjustment for parking is requested where fourteen parking spaces will be provided in the rear but 26 are required.

## ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

### Use

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

### Dimensions and Site Design

The building will be set to Broad Street, which is considered the front yard, and set within the build-to zone, exceeding the required build-to percentage of 60%. The building will address over 40% of the side yard build-to percentage on W Friendship Street. Direct street access to the commercial spaces will be provided from Broad Street and W Friendship Streets with access to the residential space provided from the rear yard. The height of approximately 44' and four stories is within the 45' four story height limit of the zone. The transformer will be located behind the building and trash collection will occur from a dumpster in the rear yard.

The ground floor will be treated with a brick veneer, glass, and employ an awning over the commercial spaces. Engineered wood siding and glass will be used on the upper stories. The curve of the Broad Street frontage, provision of balconies, awnings and a cornice on the roof provide dimensional variety required for multifamily and mixed use developments. The transparency on the ground floor exceeds 50% and the upper stories will exceed the required 10%.

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.

### Landscaping

The lot measures approximately 15,080 SF, which requires approximately 2,262 SF of canopy coverage to meet the 15% canopy coverage requirement. The plan indicates that the applicant will meet the requirement by making plantings in the planting strip around the parking area and by retaining existing trees. The fence at the rear lot line shall be a solid wall or tightboard fence to screen to the parking area from the adjacent residential zone. The plan shall be subject to the City Forester's approval.

### Environmental Impact

The applicant intends to use straw bales and a gravel pit to prevent erosion from the site during construction. Drainage calculations indicating that stormwater flow from the site will be reduced have been included with the submission. A utility plan shows that the building will tie in to the sewer and water line from W Friendship Street.

## Parking

A total of 26 spaces are required for the development calculated as one for each dwelling unit. The commercial spaces are exempt from parking as they collectively measure less than 2,500 SF. The applicant will meet the bicycle parking requirement by providing 22 spaces where five are required. Fourteen standard vehicle spaces with a drive aisle will be provided in the rear yard with bicycle parking adjacent to the building. A dimensional adjustment for parking has been requested.

### **Findings—Dimensional Adjustment**

It is the DPD's opinion that the applicant meets the criteria for a dimensional adjustment as outlined in section 1005.B of the Development Review Regulations. The applicant is eligible for the adjustment by providing vertical mixed use with over 50% of residential space as outlined in Section 1904.E.1 of the Zoning Ordinance. An adjustment for parking within 50% of the requirement is permitted per section 1904.E.2.

### **ACTION—Dimensional Adjustment**

The CPC should grant a dimensional adjustment from the parking requirement pursuant to making positive findings in conformance with section 1005.B of the Development Review Regulations as described above.

### **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—which the comprehensive plan states is not intended for parcel level analysis—this area is one where neighborhood commercial mixed use development and medium density residential land uses are located adjacent to each other. Both designations are characterized by the presence of mixed use and multifamily residential development to which the proposed development will conform. Provision of housing would also be in conformance with 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. The parking area is permitted in the R-4 zone as it is accessory to the development.

Dimension: As discussed, the development will conform to the dimensional and design requirements of the C-2 zone.

Parking: The development will meet the parking requirement subject to the CPC granting a dimensional adjustment for parking.

Landscaping: The landscaping plan is subject to the City Forester's approval and shall include a tightboard fence adjacent to the residential zone.

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 City Engineer's approval. 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 physical constraints that impact development of this property.

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 W Friendship and Broad Streets.

**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 and include a solid fence adjacent to the residential zone.
2. The stormwater and erosion control measures shall be subject to the City Engineers approval.
3. Final plan approval should be delegated to DPD staff.