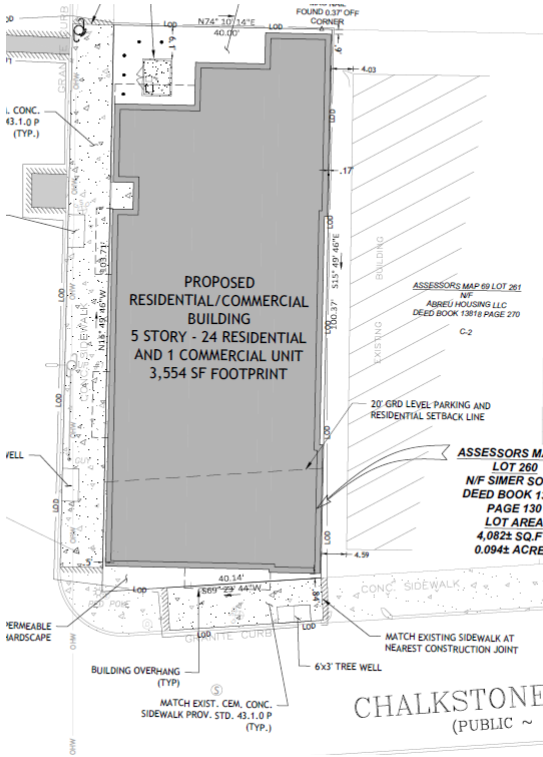


Providence City Plan Commission



November 19, 2024

AGENDA ITEM 4 ■ 551 CHALKSTONE AVE



View from Chalkstone Ave



Aerial view of the site

Proposed site plan OVERVIEW

OWNER/ APPLICANT:	Simer Sodhi	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 approximately 55' are proposed, over the 50' four story height limit of the zone.
CASE NO./ PROJECT TYPE:	24-060MI—551 Chalkstone Ave Minor Land Development	RECOMMENDATION:	Approve the preliminary plan subject to the noted findings and conditions.
PROJECT LOCATION:	551 Chalkstone Ave AP 69 Lot 260; C-2 zoning district	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Smith Hill		



North and South elevations and first floor plan

PROJECT OVERVIEW

The subject property which measures approximately 4,100 SF is a vacant corner lot at the intersection of Chalkstone Ave and Camden Ave. The site is zoned C-2, and the applicant is proposing to construct a mixed use building consisting of commercial on the ground floor and 23 dwelling units in the rest of the building. The plan is considered a minor land development project (LDP) as more than 10 dwelling units are proposed and the amount of commercial space—approximately 730 SF—does not exceed 2,500 SF. A dimensional adjustment has been requested to accommodate a height of approximately 55’ 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 multifamily residential and commercial/retail by right.

Dimensions and Site Design

The building will front on Chalkstone Ave, within the five foot build-to zone, with separate entrances for the residential and commercial spaces. Over 40% of the corner side yard build to percentage requirement will be provided on Camden Ave. The transformer will be located in the rear yard, over 3’ from the side and rear lot lines and screened by shrubs. 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. Storage spaces, bike parking and utilities will be provided in the basement.

The ground floor and upper stories will be treated with glass and composite panels with over 50% transparency on the ground floor and over 10% on the upper stories. Dimensional variety is provided by projecting portions of the façade and varying roof lines. Canopies over the entrances are provided enhance. Encroachment permits will be required for the building projections. Trash collection will be provided from Camden Ave which opens up to the trash room.

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.

Dimensional Adjustment

A dimensional adjustment has been requested for the proposed height of 55' and five stories, which exceeds the 50' four story height limit of the zone. It is the DPD's opinion that the applicant meets the criteria for dimensional adjustments 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. A height adjustment within 24' and two stories of the limit is permitted per section 1904.E.2. The provision of mixed use with commercial space on the ground floor is reasonably related to the height increase. It is the DPD's opinion that the CPC should grant the adjustment based on the noted findings.

Parking

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

Landscaping

The applicant is proposing to meet the 15% canopy coverage requirement of 612 SF by planting one medium and two small trees in the adjacent right of way. 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, the applicant has taken some measures to reduce runoff by introducing more pervious surface to the site. Roof drains will be connected to the sewer in Camden Avenue.

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 permitted commercial use 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 Chalkstone Ave and Camden Ave.

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.
2. The stormwater and erosion control measures shall be subject to the City Engineer's approval.
3. The applicant shall obtain all necessary encroachment permits at the permitting stage.
4. Final plan approval should be delegated to DPD staff.