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**Decision of the Administrative Officer granting Preliminary and Final Plan
Approval for Minor Land Development Project 24-059MI at 86 Spruce
Street
(AP 28 Lot 641)
February 7, 2025**

Owner: MUR LLC

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 corner lot in the C-2 zone that measures approximately 2,090 SF. The applicant is proposing to construct a four story, 49' tall, 10 unit, mixed use building with commercial and two residences on the ground floor and four units on each of the upper stories. The development is considered a minor land development project as the amount of commercial space (~660 SF) is less than 2,500 SF.

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 The Providence Comprehensive Plan*

Per the future land use map of the Providence Comprehensive Plan, this area is intended for neighborhood commercial/mixed use development which encourages residential and mixed-use development. 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 C-2 which permits mixed use development with retail and residential by right.

Dimension and Design: A height of approximately 49'6" and four stories is proposed, which is within the 50' four story height limit of the zone. The building will be set to the front and side lot lines with a rear setback of approximately 7'6". Access to the building will be provided from two entrances on Spruce Street with one for the retail area and a second recessed entrance for the residential portion

DEPARTMENT OF PLANNING & DEVELOPMENT

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with a foyer leading to a stairway and the ground floor units. The dumpster will be located in the rear and can be removed to Eutaw Street for disposal. The pad for the transformer is also proposed for the rear yard.

The ground floor will exceed 15% of transparency for the residential portion and over 50% for the commercial portion of the ground floor. Over 10% of transparency will be provided on the upper stories. The exterior treatment will consist of fiber cement cladding and vinyl siding. Dimensional variety is provided by using projections over the front and side lot lines and by using varying roof pitch heights on the left and right side of the building. The applicant is required to obtain encroachment permits during the permitting stage. Decks will be provided on the left side of the rear yard on the second through fourth levels.

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: No vehicle parking is required as the lot measures less than 10,000 SF. Two bicycle parking spaces will be provided in the rear yard, which meets the parking requirement of one per 5 units.

Lighting: No external lighting sources are proposed.

Landscaping: The applicant will meet the landscaping requirement by planting three small trees (900 SF) in the Spruce Street sidewalk in front of the building. The Forester has approved the plan and requires that the applicant be responsible for maintaining the trees in the first year of planting.

3. *Environmental Impact*

The applicant has received a sewer connection permit from the Narragansett Bay Commission (NBC) and proposes to use gutters and downspouts at the perimeter of the building to direct stormwater to pervious surfaces on the site. Two underground wells in the rear yard will also serve to intercept and store runoff. Silt fencing and inlet protection filters will be used to control sediment and erosion flow off the site. The AO finds that no significant negative environmental impacts are expected as the applicant will conform to applicable environmental regulations.

4. *Buildable Lot*

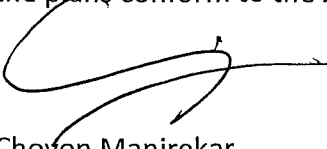
There are no apparent physical constraints that impact development of this property.

5. *Street Access*

Adequate street access will be provided from Spruce and Eutaw Streets.

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.



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.