

# Providence City Plan Commission



March 18, 2025

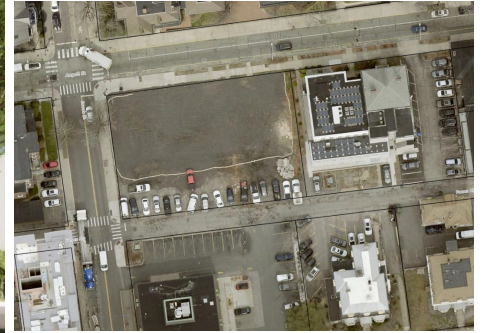
## AGENDA ITEM 2 ■ 217 ANGELL STREET



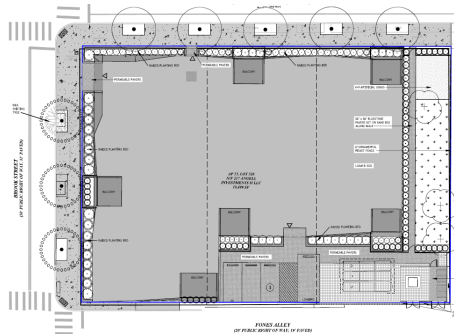
Current view of the site



Rendering from corner of Brook and Angell



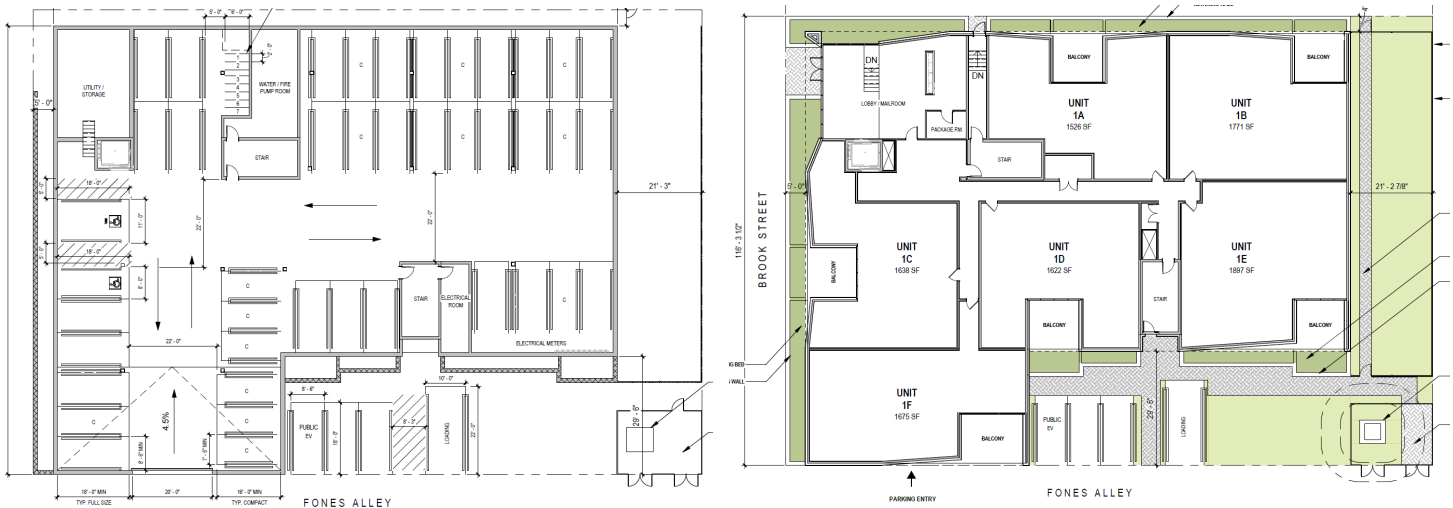
Aerial view of the site



Proposed site plan

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Signature Properties LLC	<b>PROJECT DESCRIPTION:</b>	The applicant is proposing to construct a multifamily residential building with 32 residential units and internal parking. Dimensional adjustments from the height, setback, and building coverage requirements are requested in addition to a waiver from submission of a photometric plan.
<b>CASE NO./ PROJECT TYPE:</b>	<b>25-002MI—217 Angell Street</b> Minor Land Development		
<b>PROJECT LOCATION:</b>	217 Angell Street AP 13 Lot 320; R-P zoning district	<b>RECOMMENDATION:</b>	Approval of the preliminary plan with requested relief and
<b>NEIGHBORHOOD:</b>	College Hill	<b>PROJECT PLANNER:</b>	Choyon Manjrekar



Proposed parking and first floor plan

**PROJECT OVERVIEW**

The subject lot measures approximately 19,513 SF, and is currently vacant, with Angell Street to the north, Fones Alley to the south and Brook Street to the west. The lot is zoned R-P and the applicant is proposing to construct a multifamily residential building with 32 three-bedroom units and 45 parking spaces, 42 of which will be structured parking.

The applicant is seeking the following dimensional adjustments:

- A dimensional adjustment for height as the zone permits a maximum height of 45’.
- Corner side setback on Angell Street and Fones Alley where a setback of 10’ is required but setbacks of four and zero feet are proposed.
- Rear yard setback requirement where 30’ is required but approximately 21.3’ is proposed.
- Building coverage requirement where 55% is permitted but 68.75% is proposed.

The applicant was granted an administrative modification from the total maximum impervious coverage requirement where 65% is required but approximately 74.71% is proposed. A waiver from submission of a photometric plan at this stage is requested.

**ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES**

Use

The site is zoned R-P, where multifamily development is permitted by right.

### Dimensions and Site Design

As discussed, the building will front on three streets with Brook Street designated as the front yard, and will address the ascending grade from south to north. Internal structured parking for 42 vehicles will be provided at the cellar level located below the average site grade. Pedestrian access will be provided from Brook Street and vehicular access to the parking area will be provided from Fones Alley. The area adjacent to the western portion of the garage opening will be curbed, with the rest of the Fones Alley frontage uncurbed, which conforms to the site's current condition. An additional three exterior spaces and a loading zone will be located adjacent to the first floor on Fones Alley. The Department of Public Works (DPW) has approved the proposed curbing configuration as it is an existing condition. The transformer and dumpsters will be enclosed and located in the southeast corner of the lot adjacent to the underground stormwater infiltration system.

Based on the average grade calculation, a height of 57' is proposed for which a dimensional adjustment has been requested as it is over the 45' height limit of the zone. The adjustment is within the 12' height adjustment that can be granted by the CPC. A front setback of 5' is proposed from Brook Street, which falls within the build-to zone of 2.1' and 12.1' from the 7.1' average front yard setback. Corner side setbacks of 10' are required from Angell Street and Fones Alley but 4' and 0' are respectively proposed through a dimensional adjustment. A landscaped rear yard with a rear setback of approximately 21'3" will be maintained where 30' is required. The adjustments fall within the 10' setback adjustments that can be granted by the CPC. An adjustment for the proposed building coverage of 68.75% is requested where 55% is permitted, and falls within the 25% adjustment that can be granted. The applicant will maintain 74.71% of onsite impervious coverage where 65% is permitted, as an administrative modification which allows up to a 15% modification of dimensional standards was granted by the Department of Inspection and Standards (DIS).

The building's exterior will be treated with cement panels and wood with a projecting transition line between each story and a cornice on the roof. Three dimensional variety is provided by contrasting projecting and recessing portions of the façade, which is broken up by balconies on each unit and ample transparency that far exceeds 10% on the upper stories. Mechanical equipment, a stair tower and elevator tower will be located on the roof. The use of consistent materials, balconies, ample fenestration and breaking up of the façade with the use of projecting features conforms to the ordinance's design requirements for multifamily dwellings.

### Parking and site access

Thirty two parking spaces are required for 32 units and 45 will be provided. Ingress and egress to the cellar parking area will be provided from Fones Alley which will contain 42 spaces. Three of the 32 spaces used to meet the parking requirement will be compact, within the 10% permitted by the ordinance. An additional 11 compact spaces will be provided. Nine alternating rows of compact and standard sized spaces will be provided. Three additional outdoor spaces with electric car charging facilities will be provided on Fones Alley with a loading space. The loading space is required due to the building's total area which exceeds 40,000 SF and triggers the loading space requirement.

### Landscaping

Approximately 5,850 SF of canopy coverage is required to meet the 30% canopy coverage requirement for the lot. The applicant will meet the requirement using a combination of eight large and three small trees with shrubs providing additional landscaping. Five large trees will be planted on Angell Street with two trees on Brook Street in addition to an existing tree. Shrubs in planting beds will be provided around the perimeter of the building. The rear yard will be landscaped with pervious surface and an additional three small trees for a total of 8,900 SF. The applicant will meet the canopy coverage requirement and the street tree planting shall be subject to the City Forester's approval. The Forester requires that the applicant shall be responsible for street tree maintenance.

### Impacts and Mitigation

Per sections 801, 802 and 803 of the Development Review Regulations (DRR) the CPC has the authority to consider the impacts on the natural environment, built environment and traffic from a land development project when reviewing requests for dimensional adjustments, and to require mitigation of any identified impacts. The applicant's submission addresses these impacts as described below.

*Natural Environment:* Stormwater run off will flow off the site to a City drain on Brook Street. The proposed conditions will direct roof drainage to an Underground Infiltration Chamber (UIC) system located between the outdoor parking area and the trash enclosure, where stormwater will be treated before flowing into the drainage main on Brook Street. A second subwatershed consisting of pervious areas on the site will direct stormwater to the City's drainage system. Calculations show that the amount of runoff will be reduced for one to 100 year storm events. The plan shall be subject to the City Engineer's approval. The erosion control plan will employ silt sack sediment traps, erosion barriers and regulations for sediment storage on site. Addition of green space and street tree plantings would have a positive effect on the natural environment.

As a condominium residential development, the building is not expected to generate excessive noise or disturbance. To ensure this condition is maintained, the applicant is proposing to restrict undergraduate college students from renting units although they would be permitted to live in owner-occupied units. Rental to graduate students will be permitted upon a majority vote of the condominium board. In addition, fines of \$500 will be levied per incident of disruptive behavior and noise. It is the DPD's opinion that these steps would be adequate to prevent disturbances.

*Built Environment:* The applicant has provided an analysis of the surrounding neighborhood which includes development in the C-2, R-3 and R-P zones to the west and north of the subject lot. The height and massing of the buildings is comparable to what is being proposed. However, the report also finds that the intensity of development drastically decreases moving eastward from the lot. Per the applicant, this is indicative of the transitional nature of the lot from more to less intense development. A negative impact on the built environment is not expected as the mass and scale of the building will conform to the character of the immediate surroundings.

*Traffic:* A negative effect on traffic is not expected as the existing street network will adequately handle traffic generated by the development. The City Engineer has determined that a traffic study is not required.

### Findings—Waiver

A waiver from submission of a photometric lighting plan at the preliminary plan stage has been requested as the applicant is unable to provide a lighting plan at this stage. The DPD is not opposed to granting the waiver as it would be in the interest of good planning practice and allow for the review to proceed in conformance with section 1006 of the DRR. The waiver should be granted subject to the condition that the applicant submit a conforming lighting plan at the final plan stage.

### Findings—Dimensional Adjustments

The applicant is seeking dimensional adjustments for height, corner side setback, building coverage, and the rear yard setback requirement as described above. Per section 1005.B of the DRR, the requested adjustments are within the allowable limits that can be granted by the CPC in section 1904.E.2 of the ordinance. The applicant is eligible for the adjustments per section 1904.E.1.h of the ordinance through provision of structured parking. The structured parking, which occupies all of the cellar level is reasonably related to the additional height and building coverage requirements. The DPD finds that the applicant has satisfactorily addressed the criteria for dimensional adjustments and recommends that the CPC grant the requested adjustments.

## 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 the Providence Comprehensive Plan, the lot is located at the intersection of the neighborhood commercial, high density residential and medium density residential land use designations, which are suited for multifamily residential development. A development that provides housing with a public amenity conforms to this designation and 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 development is permitted by right in the R-P zone.

Dimension: The development will conform to the ordinance, subject to the CPC granting the requested dimensional adjustments, having received an administrative modification and subject to the applicant submitting a compliant lighting plan at the final plan stage.

Parking: The applicant will meet the parking requirement.

Landscaping: The applicant will meet the canopy coverage requirement. The planting of the street trees shall be subject to the City Forester's approval.

Lighting: A waiver from submission of the photometric plan has been requested.

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 plan shall be subject to the City Engineer's review and shall be submitted prior to final plan approval. No significant negative environmental impacts are expected as the applicant is expected to come into conformance with 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, as the lot will comply with the dimensional requirements of the R-P zone. The applicant is required to obtain any encroachment permits at 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 Brook and Angell Streets and Fones Alley.

**ACTION—Waiver**

The CPC should vote to grant the waiver from submission of a photometric plan at the preliminary plan stage with the condition that it be submitted with the final plan.

**ACTION—Dimensional Adjustments**

The CPC should vote to grant the dimensional adjustments, finding that the applicant meets the criteria for dimensional adjustments in 1904.E of the ordinance and having made positive findings in conformance with section 1005.B of the DRR.

**ACTION—Preliminary Plan**

Based on the foregoing discussion, the CPC should vote to grant preliminary plan approval subject to the following conditions:

1. The drainage plan shall be subject to the City Engineer's approval.
2. The planting of the street trees shall be subject to the City Forester's approval. The applicant shall be responsible for maintenance of all proposed street trees.
3. In accordance with the applicant's offer:
  - i. Rental of dwelling units to undergraduate college students shall be prohibited. Undergraduate college students may live in owner-occupied units.
  - ii. Rental to graduate students shall only be allowed on upon majority vote of the condominium
  - iii. Fines of \$500 per incident for disruptive behavior or excessive noise in alignment with City noise ordinances shall be imposed, and waivable only by majority vote of the condominium board.
4. Any required encroachment permits shall be submitted at the permitting stage.
5. Final plan approval shall be delegated to DPD staff.