

City of Providence
STATE OF RHODE ISLAND

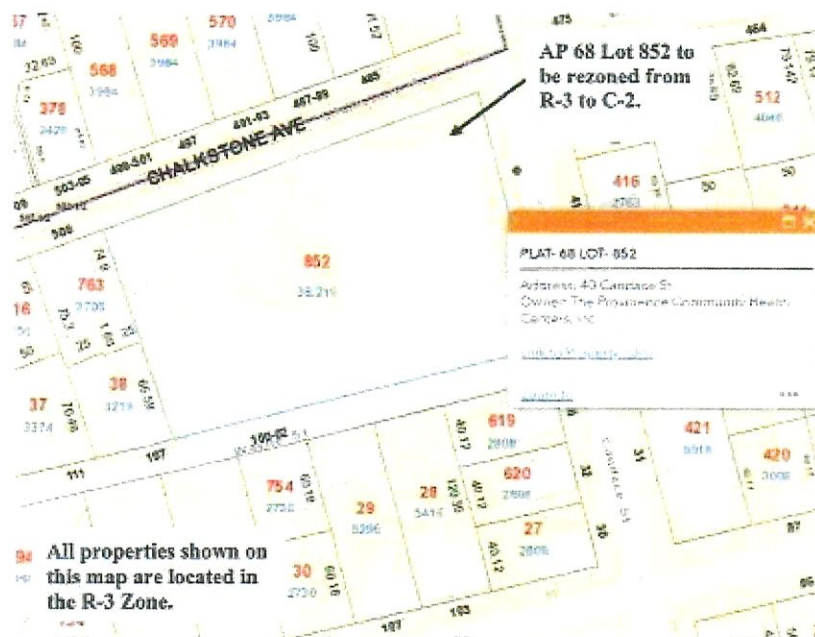
CHAPTER 2020-30

No. 312 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE, ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE", APPROVED NOVEMBER 24, 2014, AS AMENDED, TO CHANGE THE ZONING DISTRICT ON THE OFFICIAL ZONING MAP FOR THE PROPERTY LOCATED ON ASSESSOR'S PLAT 68, LOT 852, (OTHERWISE KNOWN AS 40 CANDACE STREET), FROM R-3 TO C-2

Approved September 24, 2020

Be it ordained by the City of Providence:

SECTION 1. Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance", Approved November 24, 2014, As Amended, is hereby further amended by changing the Zoning District on the Official Zoning Map for the property located on Assessor's Plat 68, Lot 852, (otherwise known as 40 Candace Street), from R-3 to C-2.



SECTION 2. This Ordinance shall take effect upon passage.

IN CITY COUNCIL
SEP 03 2020
FIRST READING
READ AND PASSED

Shawn Dellich CLERK
John

IN CITY COUNCIL

SEP 17 2020
FINAL READING
READ AND PASSED

Salina Mats PRESIDENT
Tina L. Mastrosianni CLERK
ACTING

I HEREBY APPROVE.

[Signature]
Mayor
Date: *9/24/20*

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

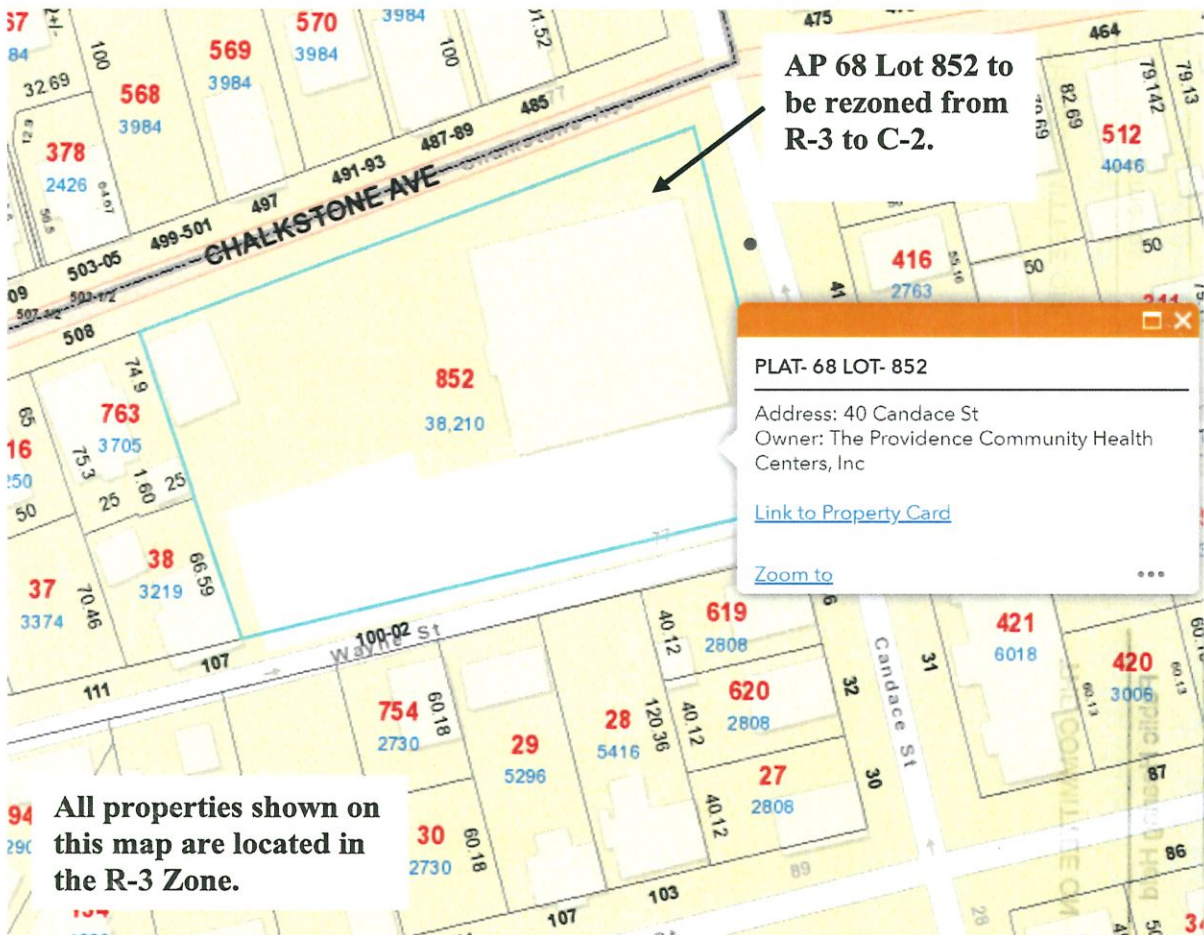
PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

The Providence Community Health Centers, Inc., as owner of the below-referenced lot, hereby petitions the City Council to:

Change the Official Zoning Map of the City of Providence by changing the zoning designation for the property located at A.P. 68, Lot 852 (otherwise known as 40 Candace Street), and shown on the accompanying map, from R-3 to C-2.



THE PROVIDENCE COMMUNITY
HEALTH CENTERS, INC.

By Its Attorneys:

CERVENKA GREEN & DUCHARME, LLC

Diana Ducharme (#4439)
Emily J. Migliaccio (#9300)
235 Promenade Street, Suite 475
Providence, RI 02908
401-214-1026
dducharme@cgdesq.com
emigliaccio@cgdesq.com
DATE: June 3, 2020



Emily J. Migliaccio
(401) 214-1026
emigliaccio@cgdesq.com

June 3, 2020

VIA HAND DELIVERY

Ms. Tina L. Mastroianni
First Deputy City Clerk
City of Providence
25 Dorrance Street
Providence, RI 02903

Re: Petition for Amendment to Zoning Map/Change of Zoning Designation
Petitioner: The Providence Community Health Centers, Inc.
Parcel: A.P. 68, Lot 852 (otherwise known as 40 Candace Street)

Dear Madam Clerk:

On behalf of The Providence Community Health Centers, Inc., I enclose a Petition to the City Council for an Amendment to the Zoning Map/Change of Zoning Designation relative to the above-referenced property. The Applicant seeks to change the zoning district designation for this property from R-3 to C-2. Pursuant to R.I. Gen. Laws § 45-23-61, this Petition is submitted in connection with an Application for Development Plan Review for the construction of an addition to an existing community health center, which Application has been submitted to the Planning Department.

I also enclose a check in the sum of \$150.00 (the required filing fee), as well as two sets of mailing labels with the names and addresses of all property owners within a 200-foot radius of the subject property. I also enclose a 200-foot radius map and a separate list of those abutters.

Please let us know if you have any questions or if you need any additional information for this Petition. Thank you for your assistance.

Sincerely,

Emily J. Migliaccio

Enclosures

cc: Ralph Chartier, The Providence Community Health Centers, Inc. (*via email*)
Chris Shea, Wood Environment & Infrastructure Solutions, Inc. (*via email*)

cervenka green & ducharme llc
235 Promenade Street, Suite 475, Providence, RI 02908
www.cgdesq.com | p: (401) 214-1020

DRAFT

PROVIDENCE
COMMUNITY HEALTH
CENTERS

PROVIDENCE
COMMUNITY HEALTH
CENTERS

THE
200-FOOT
RADIUS MAP

R-1
SHEET 1 OF 1

Table with 10 columns: PLAT, LOT, STREET ADDRESS, ZP, OWNER, OWNER ADDRESS, OWNER CITY, OWNER STATE, OWNER ZIP. Rows 1-100 listing property details for the 200-foot radius map area.



SCALE 1"=40'

THE
200-FOOT
RADIUS MAP

R-1
SHEET 1 OF 1



City Plan Commission
Jorge O. Elorza, Mayor

June 30, 2020

Councilwoman Jo-ann Ryan
Chair, Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

**Re: Referral 3475 – Petition to rezone 40 Candace Street from R-3 to C-2
(AP 68 Lot 852)**

Petitioner: Providence Community Health Centers

Dear Chairwoman Ryan,

The City Plan Commission (CPC) reviewed the above referenced zone change at a special virtual meeting on June 25, 2020 and voted to recommend that the City Council approve the amendment based on their findings described below.

FINDINGS OF FACT

The petitioner is requesting a rezoning of 40 Candace Street (AP 68 Lot 852) from R-3 to C-2 to legalize the existing non-conforming use of a medical building. The building's main entrance fronts on Candace Street to the east, but is also bounded by Chalkstone Ave and Wayne Street to the north and south respectively.

The CPC found rezoning of the lot to be appropriate as the C-2 zone permits medical office uses by right and the change would cause the site to conform to the ordinance. It would also enable a proposed addition to the building. The CPC found that the change is not expected to have a negative effect on neighborhood character or surrounding property as the use has existed for a number of years and contributes to the character of the immediate area.

Per the Future Land Use Map of Providence Tomorrow—which the comprehensive plan states is not intended for parcel level analysis—the site is in proximity to a mix of residential and commercial use. Therefore, the CPC found the rezoning to be consistent with the intent of the comprehensive plan. The lot fronts on Chalkstone Ave, which is designated as a growth corridor where commercial uses are appropriate.

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

Based on the foregoing discussion, the CPC found that rezoning the lot would be appropriate given the character of the surroundings and the existing use. The CPC found that the rezoning is not expected to negatively affect health, safety and welfare and is consistent with the purposes of zoning in Section 101 of the Zoning Ordinance.

RECOMMENDATION

Upon a motion by Commissioner Gazdacko, seconded by Commissioner Quezada, the CPC unanimously voted to recommend that the City Council approve the proposed zone change based on the above findings.

The CPC voted as follows:

AYE: M. Gazdacko, M. Quezada, C. West, H. Bilodeau, L. Torrado, C. Potter

Sincerely,



Administrative Officer
Choyon Manjrekar

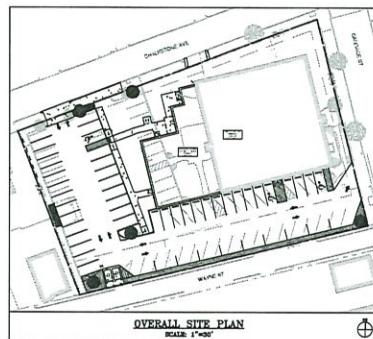
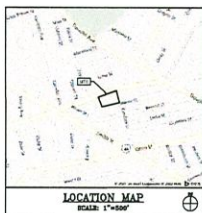
PCHC CAPITOL HILL - PROPOSED BUILDING EXPANSION

40 CANDACE STREET
PLAT 68 LOT 852
PROVIDENCE, RI

ISSUED FOR PERMITTING

CLIENT:
PROVIDENCE COMMUNITY HEALTH CENTERS
375 ALLENS AVENUE
PROVIDENCE, RI 02905

LATEST ISSUED: MAY 26, 2020



<u>INDEX TO SHEETS</u>	<u>LATEST ISSUE</u>
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C-2 LAYOUT & NOTES	5/16/2000
C-3 LAYOUT & MATERIALS PLAN	5/16/2000
C-4 GRADON, DRAINAGE, & UTILITIES PLAN	5/16/2000
C-5 DETAIL 1	5/16/2000
C-6 DETAIL 2	
<u>INDEX TO SUPPLEMENTAL SHEETS</u>	<u>LATEST ISSUE</u>
<u>SURVEY PLAN</u>	
SS1 HIGHWAY & TOPOGRAPHIC SURVEY PLAN	3/12/2000

C-6 INTAKE 8
INDEX TO SUPPLEMENTAL SURVEY LAWRY, NORTON
SURVEY PLAN
SUI INDEX AND TOPOGRAPHIC SURVEY PLAN 2/12/2000

PROPERTY OWNERS			
PLAT LOT	PROPERTY ADDRESS	PROPERTY OWNER NAME	MAILING ADDRESS
4042	16124 WANCE ST, PRINCEDENCE, IOWA	THE PRINCEDENCE COMMUNITY LLC c/o: CENTER INC.	871 ALLEN AVE, PRINCEDENCE, IOWA



NUMBER	DATE	DESCRIPTION
1	12/1/81	PROVIDENCE COMMUNITY HEALTH CENTERS 13 ALLENDALE AVENUE PROVIDENCE, RHODE ISLAND
2	12/1/81	MASS. CO. CHC CAPITOL HILL PROPOSED BUILDING EXPANSION 100 WASHINGTON STREET PROVIDENCE, RHODE ISLAND
3	12/1/81	MASS. CO. CHC PROVIDENCE COMMUNITY HEALTH CENTERS 13 ALLENDALE AVENUE PROVIDENCE, RHODE ISLAND

COVER	
NAME (FNU)	PERMITTING
DATE:	Nov 20, 2020
COLOR:	F = 12
1/4" SCALE (BY)	Not Set
1/8" (BY)	CHS
DATE (CT) (BY)	2022/11/20

C-0

DEMOLITION NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY OF PROVIDENCE AND THE STATE OF RHODE ISLAND. THE CONTRACTOR SHALL COMPLY WITH ALL ORDINANCES, REGULATIONS AND/OR RESTRICTIONS THAT MAY BE ENFORCED BY THESE AGENCIES.
2. WITHIN THE LIMITS OF WORK/PERFORMANCE, CURB AND/OR SIDEWALKS ADJACENT TO THE PROJECT SHALL BE DEMOLISHED AND REPAIRED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES, FENCES, SLABS, CURBS, SIDEWALKS, FENCES, UTILITIES, AND/OR UNDERGROUND SERVICES, EXCEPT AS OTHERWISE NOTED IN THESE PLANS.
3. ALL AREAS OUTSIDE OF THE LIMITS OF WORK/PERFORMANCE SHALL BE REMAINED AND RESTORED TO EXISTING CONDITIONS BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.
4. WITHIN THE PROPOSED BUILDING ENVELOPE AND FOUNDATION SOIL DEMOLITION LIMITS, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING MATERIALS, INCLUDING BUT NOT LIMITED TO: CONCRETE, BRICK, BLOCK, AND OTHER MATERIALS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES, FENCES, SLABS, CURBS, SIDEWALKS, FENCES, UTILITIES, AND/OR UNDERGROUND SERVICES, EXCEPT AS OTHERWISE NOTED IN THESE PLANS.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES, FENCES, SLABS, CURBS, SIDEWALKS, FENCES, UTILITIES, AND/OR UNDERGROUND SERVICES, EXCEPT AS OTHERWISE NOTED IN THESE PLANS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES, FENCES, SLABS, CURBS, SIDEWALKS, FENCES, UTILITIES, AND/OR UNDERGROUND SERVICES, EXCEPT AS OTHERWISE NOTED IN THESE PLANS.
7. PRIOR TO COMMENCING DEMOLITION WORK, THE CONTRACTOR SHALL VERIFY WHICH UTILITIES ARE ACTIVE AND WHICH HAVE BEEN SEVERED. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES, FENCES, SLABS, CURBS, SIDEWALKS, FENCES, UTILITIES, AND/OR UNDERGROUND SERVICES, EXCEPT AS OTHERWISE NOTED IN THESE PLANS.
8. UTILITIES SHOWN ON THESE PLANS, THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES, FENCES, SLABS, CURBS, SIDEWALKS, FENCES, UTILITIES, AND/OR UNDERGROUND SERVICES, EXCEPT AS OTHERWISE NOTED IN THESE PLANS.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES, FENCES, SLABS, CURBS, SIDEWALKS, FENCES, UTILITIES, AND/OR UNDERGROUND SERVICES, EXCEPT AS OTHERWISE NOTED IN THESE PLANS.
10. THE PROJECT AREA SHALL BE FENCED AND LOCKED AT THE END OF EACH WORK DAY.

City of Providence
Development Plan Review
Development Plan Review Approval

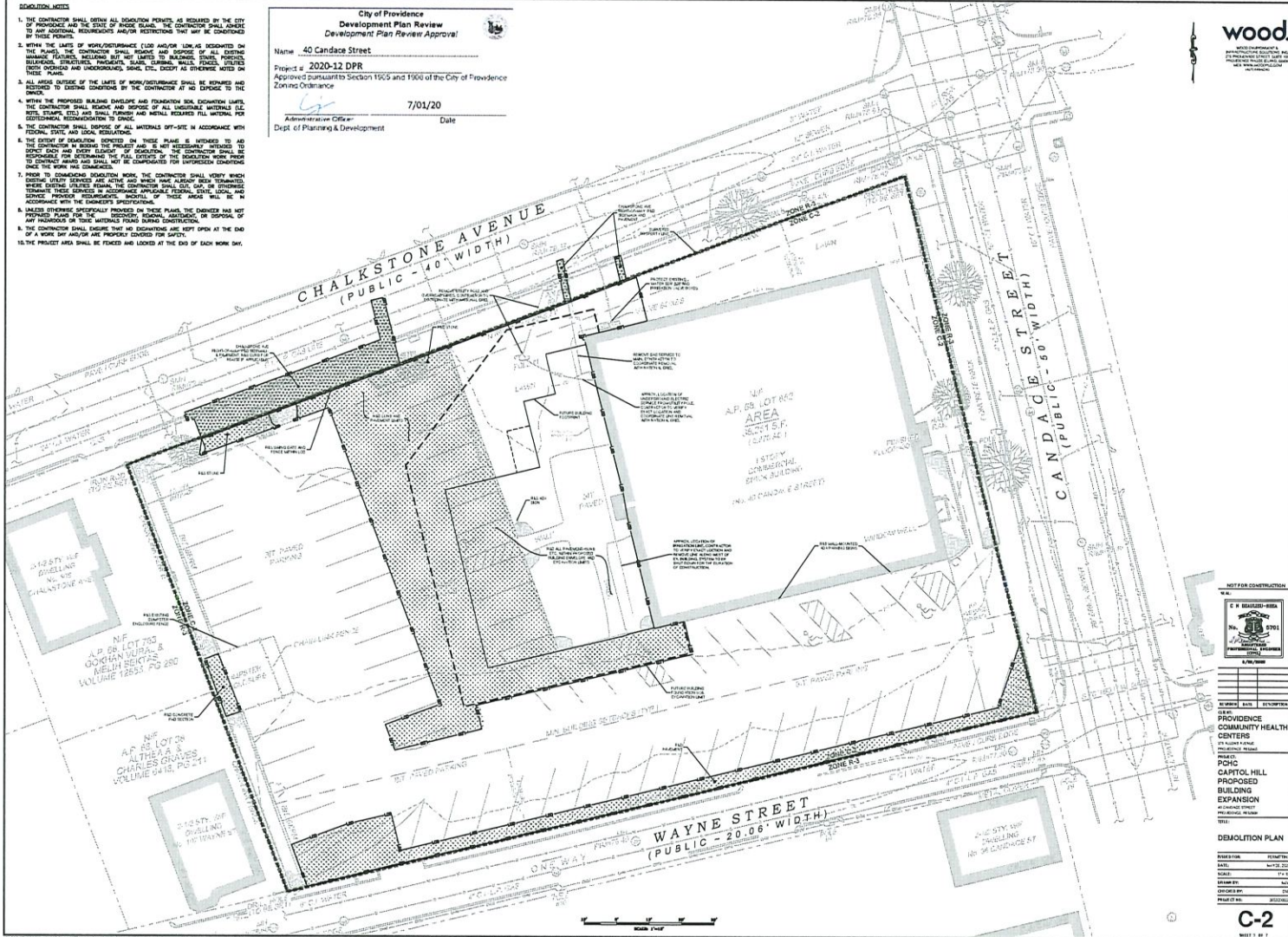
Name: 40 Candace Street

Project #: 2020-12 DPR

Approved pursuant to Sections 1905 and 1906 of the City of Providence Zoning Ordinance

Administrative Officer: _____ Date: 7/01/20

Dept of Planning & Development



wood.

WOOD GROUP, INC.
ARCHITECTURAL, ENGINEERING, AND
PLANNING SERVICES
1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.WOODGROUP.COM

NOT FOR CONSTRUCTION



PROVIDENCE COMMUNITY HEALTH
CENTERS
175 SUMMIT AVENUE
PROVIDENCE, RHODE ISLAND
02903
PHOTO: CARROLL HILL
PROPOSED
BUILDING
EXPANSION
40 CANDACE STREET
PROVIDENCE, RHODE ISLAND
02903

DEMOLITION PLAN

REVISION	DATE	DESCRIPTION
1	7/1/20	ISSUED FOR PERMIT
2	7/1/20	ISSUED FOR PERMIT
3	7/1/20	ISSUED FOR PERMIT
4	7/1/20	ISSUED FOR PERMIT
5	7/1/20	ISSUED FOR PERMIT
6	7/1/20	ISSUED FOR PERMIT
7	7/1/20	ISSUED FOR PERMIT
8	7/1/20	ISSUED FOR PERMIT
9	7/1/20	ISSUED FOR PERMIT
10	7/1/20	ISSUED FOR PERMIT

C-2

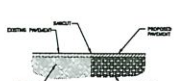
City of Providence
Development Plan Review
Development Plan Review Approval
Name: 40 Candace Street
Project #: 2020-12 DPR
Agreement pursuant to Sections 1505 and 1506 of the City of Providence
Zoning Ordinance
7/01/20
Date
Approval Officer:
Chief of Planning & Development

Table with 2 columns: SLOPE STEEPNESS, MINIMUM LENGTH (FT)



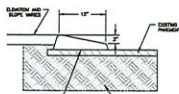
- NOTES:
1. STRAW WATTLE CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. STRAW WATTLE CURB SHALL BE 12" HIGH AND 12" WIDE.
b. STRAW WATTLE CURB SHALL BE 12" WIDE AND 12" HIGH.
c. STRAW WATTLE CURB SHALL BE 12" WIDE AND 12" HIGH.
d. STRAW WATTLE CURB SHALL BE 12" WIDE AND 12" HIGH.

STRAW WATTLE



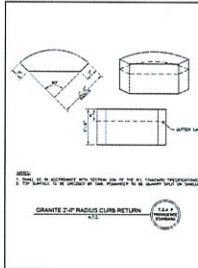
- NOTES:
1. PAVEMENT SAWCUT SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. PAVEMENT SAWCUT SHALL BE 1/2" DEEP AND 1/2" WIDE.
b. PAVEMENT SAWCUT SHALL BE 1/2" DEEP AND 1/2" WIDE.
c. PAVEMENT SAWCUT SHALL BE 1/2" DEEP AND 1/2" WIDE.
d. PAVEMENT SAWCUT SHALL BE 1/2" DEEP AND 1/2" WIDE.

PAVEMENT SAWCUT



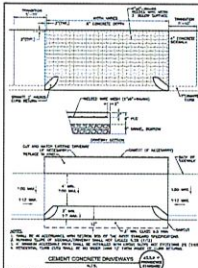
- NOTES:
1. CAPE COD BERM SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. CAPE COD BERM SHALL BE 12" HIGH AND 12" WIDE.
b. CAPE COD BERM SHALL BE 12" HIGH AND 12" WIDE.
c. CAPE COD BERM SHALL BE 12" HIGH AND 12" WIDE.
d. CAPE COD BERM SHALL BE 12" HIGH AND 12" WIDE.

CAPE COD BERM



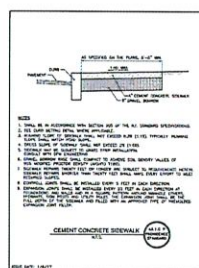
- NOTES:
1. GRANITE CURB RETURN SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. GRANITE CURB RETURN SHALL BE 12" HIGH AND 12" WIDE.
b. GRANITE CURB RETURN SHALL BE 12" HIGH AND 12" WIDE.
c. GRANITE CURB RETURN SHALL BE 12" HIGH AND 12" WIDE.
d. GRANITE CURB RETURN SHALL BE 12" HIGH AND 12" WIDE.

GRANITE CURB RETURN



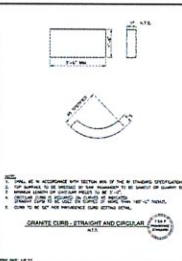
- NOTES:
1. CEMENT CONCRETE CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. CEMENT CONCRETE CURB SHALL BE 12" HIGH AND 12" WIDE.
b. CEMENT CONCRETE CURB SHALL BE 12" HIGH AND 12" WIDE.
c. CEMENT CONCRETE CURB SHALL BE 12" HIGH AND 12" WIDE.
d. CEMENT CONCRETE CURB SHALL BE 12" HIGH AND 12" WIDE.

CEMENT CONCRETE CURB



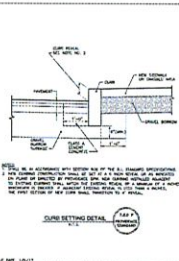
- NOTES:
1. CEMENT CONCRETE SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. CEMENT CONCRETE SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.
b. CEMENT CONCRETE SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.
c. CEMENT CONCRETE SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.
d. CEMENT CONCRETE SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.

CEMENT CONCRETE SIDEWALK



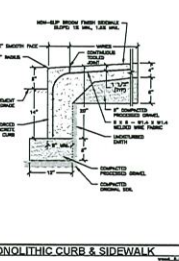
- NOTES:
1. GRANITE CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. GRANITE CURB SHALL BE 12" HIGH AND 12" WIDE.
b. GRANITE CURB SHALL BE 12" HIGH AND 12" WIDE.
c. GRANITE CURB SHALL BE 12" HIGH AND 12" WIDE.
d. GRANITE CURB SHALL BE 12" HIGH AND 12" WIDE.

GRANITE CURB



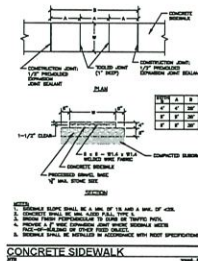
- NOTES:
1. CURB SETTING DETAIL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. CURB SETTING DETAIL SHALL BE 12" HIGH AND 12" WIDE.
b. CURB SETTING DETAIL SHALL BE 12" HIGH AND 12" WIDE.
c. CURB SETTING DETAIL SHALL BE 12" HIGH AND 12" WIDE.
d. CURB SETTING DETAIL SHALL BE 12" HIGH AND 12" WIDE.

CURB SETTING DETAIL



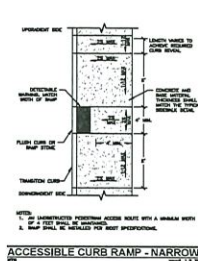
- NOTES:
1. MONOLITHIC CURB AND SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. MONOLITHIC CURB AND SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.
b. MONOLITHIC CURB AND SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.
c. MONOLITHIC CURB AND SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.
d. MONOLITHIC CURB AND SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.

MONOLITHIC CURB & SIDEWALK



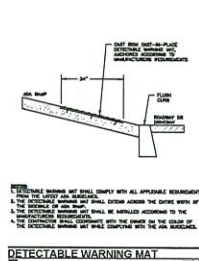
- NOTES:
1. CONCRETE SIDEWALK SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. CONCRETE SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.
b. CONCRETE SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.
c. CONCRETE SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.
d. CONCRETE SIDEWALK SHALL BE 12" HIGH AND 12" WIDE.

CONCRETE SIDEWALK



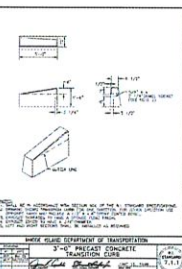
- NOTES:
1. ACCESSIBLE CURB RAMP SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. ACCESSIBLE CURB RAMP SHALL BE 12" HIGH AND 12" WIDE.
b. ACCESSIBLE CURB RAMP SHALL BE 12" HIGH AND 12" WIDE.
c. ACCESSIBLE CURB RAMP SHALL BE 12" HIGH AND 12" WIDE.
d. ACCESSIBLE CURB RAMP SHALL BE 12" HIGH AND 12" WIDE.

ACCESSIBLE CURB RAMP - NARROW



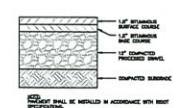
- NOTES:
1. DETECTABLE WARNING MAT SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. DETECTABLE WARNING MAT SHALL BE 12" HIGH AND 12" WIDE.
b. DETECTABLE WARNING MAT SHALL BE 12" HIGH AND 12" WIDE.
c. DETECTABLE WARNING MAT SHALL BE 12" HIGH AND 12" WIDE.
d. DETECTABLE WARNING MAT SHALL BE 12" HIGH AND 12" WIDE.

DETECTABLE WARNING MAT

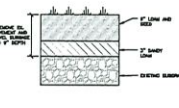


- NOTES:
1. 3" PRECAST CONCRETE TRANSITION CURB SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. 3" PRECAST CONCRETE TRANSITION CURB SHALL BE 12" HIGH AND 12" WIDE.
b. 3" PRECAST CONCRETE TRANSITION CURB SHALL BE 12" HIGH AND 12" WIDE.
c. 3" PRECAST CONCRETE TRANSITION CURB SHALL BE 12" HIGH AND 12" WIDE.
d. 3" PRECAST CONCRETE TRANSITION CURB SHALL BE 12" HIGH AND 12" WIDE.

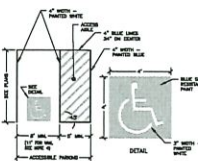
3" PRECAST CONCRETE TRANSITION CURB



STANDARD DUTY PAVEMENT

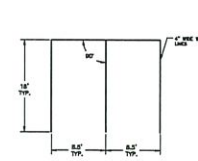


PAVEMENT TO LANDSCAPE CONVERSION



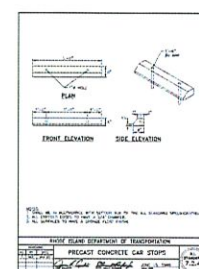
- NOTES:
1. ADA PARKING SPACE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. ADA PARKING SPACE SHALL BE 12" HIGH AND 12" WIDE.
b. ADA PARKING SPACE SHALL BE 12" HIGH AND 12" WIDE.
c. ADA PARKING SPACE SHALL BE 12" HIGH AND 12" WIDE.
d. ADA PARKING SPACE SHALL BE 12" HIGH AND 12" WIDE.

ADA PARKING SPACE



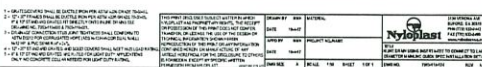
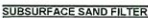
- NOTES:
1. PRECAST CONCRETE CAR STOP SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. PRECAST CONCRETE CAR STOP SHALL BE 12" HIGH AND 12" WIDE.
b. PRECAST CONCRETE CAR STOP SHALL BE 12" HIGH AND 12" WIDE.
c. PRECAST CONCRETE CAR STOP SHALL BE 12" HIGH AND 12" WIDE.
d. PRECAST CONCRETE CAR STOP SHALL BE 12" HIGH AND 12" WIDE.

PRECAST CONCRETE CAR STOP



- NOTES:
1. PRECAST CONCRETE CAR STOP SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
a. PRECAST CONCRETE CAR STOP SHALL BE 12" HIGH AND 12" WIDE.
b. PRECAST CONCRETE CAR STOP SHALL BE 12" HIGH AND 12" WIDE.
c. PRECAST CONCRETE CAR STOP SHALL BE 12" HIGH AND 12" WIDE.
d. PRECAST CONCRETE CAR STOP SHALL BE 12" HIGH AND 12" WIDE.

PRECAST CONCRETE CAR STOP



Name 40 Candace Street

Administrative Officer
Dept. of Planning & Development

C W BRADLEY-SIDDA
No. 5701
PROFESSIONAL ENGINEER
6/28/2000



City Plan Commission
Jorge O. Elorza, Mayor

**Decision of the City Plan Commission granting a design waiver for the
development at 40 Candace Street
July 1, 2020**

Owner and Applicant: Providence Community Health Centers
c/o Merrill Thomas
375 Allens Ave
Providence RI 02905

Dear Mr. Thomas,

Pursuant to Section 1906 of the zoning ordinance, the request for a design waiver was heard by the City Plan Commission (CPC) at a special virtual meeting on June 25, 2020. The applicant proposed to construct an addition to a medical building and requested a design waiver from the side yard build-to percentage requirement of the C-2 zone.

ANALYSIS

The subject property is used as a medical building, and is proposed for expansion. The lot is located between Chalkstone Ave and Wayne Street and the building's main entrance is accessible from the front yard on Candace Street. The site is zoned R-3, but a zone change to C-2 has been requested. Per provided plans, the building will be expanded into the rear yard. The proposed expansion measures approximately 3,616 SF and is irregularly shaped. The expansion begins by following the rear line of the building and stepping back two times.

The CPC found that the project largely conforms to the dimensional and design requirements of the C-2 zone. The addition meets the minimum height requirement of 11 feet as required in the C-2 zone and will be set back an appropriate amount from the residential zone to the rear. However, a dimensional waiver is required for the side yard build-to percentage of the addition.

The C-2 zone requires that at least 40 percent of a building's side yard frontage be located within 0-5 feet of the lot line. The building's length with the addition, will exceed 40 percent of the lot's length on Candace and Wayne Streets. However, the addition will be located outside the build-to zone, for which a dimensional waiver is required.

Per the applicant, the waiver was requested for the interior layout of the addition and the existing building to coordinate with each other. The CPC found that the addition follows the design of the existing building, while providing a landscape area along Chalkstone Avenue, and provides an accessible staff entrance from the parking area.

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As constructed, the building is existing-nonconforming and is outside the build-to zone. The CPC discussed the possibility of the applicant constructing the addition to align with the building, but found that it would require additional paving and further loss of green space. The CPC found that the proposed design would integrate green space and bicycle parking.

Based on a review of plans and the applicant's testimony, the CPC granted the requested waiver, finding that the requirement to conform to the ordinance would result in a poor design outcome for the site. The CPC noted that granting of the waiver is not expected to have a negative effect on the neighborhood's character as the building's length will address approximately 65 percent of the lot. The CPC found that locating a portion of the building away from the side lot line would add additional separation between the commercial use and the abutting residential zone.

ACTION

Upon a motion by Commissioner Gazdacko, seconded by Commissioner Quezada, the CPC unanimously voted to approve the design waiver based on the above findings and subject to the following condition:

The waiver shall become effective upon completion of the zone change.

The CPC voted as follows:

AYE: M. Gazdacko, M. Quezada, C. West, C. Potter, H. Bilodeau, L. Torrado



Administrative Officer
Choyon Manjrekar