

CITY OF CENTRAL FALLS
OFFICE OF PLANNING AND ECONOMIC
DEVELOPMENT



ADMINISTRATIVE
RECOMMENDATION
TO THE PLANNING BOARD

CASE 2015-04-06-1 (430 PINE STREET)



SUMMARY

Application Type: Major Development - Request for a three month Extension for Submission of Building Permit Application

Address/AP/Ward: 430 Pine Street; Assessor’s Plat 8, Lot 327; Ward 5

Applicant: Urban Smart Growth, LLC

Property Owner: M & L Secured Storage, LLC

Parcel Size: 57,374 SF **Zoning:** M-1

Project Description

The applicant is requesting an Extension of three months for Submission of Building Permit Application for a Major Development of 26 Live Work units. This project will create ground-floor work spaces for the tenant with residence area above. The project will take advantage of the existing building as much

as possible, while introducing some changes to accommodate the new spaces proposed. The project will be phased into 4 parts.

The structure originally served the mill complex as stables for the workhorses and storage, built between 1880 and 1882. More recently, the structure was used for a variety of uses by a greeting card manufacturer. This project will restore much of the older character of the structure. With the exception of a late-twentieth century loading dock, the existing structure will be retained.

Discussion

As stated in the previous Administrative Recommendation for Preliminary Plan approval, prior to approval of any land development project, the Board is required to make positive findings as outlined in **Section 3.F** of the “Land Development and Subdivision Review Regulations.” Such findings were verified and are an integral part of the Planning Board Decision of 12-30-2015.

(1) Consistency with the Central Falls Comprehensive Plan

Element 1 of the Central Falls Comprehensive Community Plan outlines the City’s Goals and Policies. The following goals are applicable to this application and make this project consistent with the Comprehensive Plan:

- State Goal 1, Municipal Goal 6, “Encourage creative combinations of commercial and residential uses;”
- State Goal 2, Municipal Goal 3, “Encourage small business development;” and
- State Goal 6 and Municipal Goal 2, “Promote redevelopment of blighted areas.”

(2) Compliance with the Central Falls Zoning Ordinance.

Per a Zoning Determination letter dated April 14, 2015, this project, as described, complies with the Zoning Ordinance.

(3) No significant environmental impacts.

This project will have limited changes to the environment beyond the existing vacant use of the structure. However, care should be taken to ensure the increased activity on the site will not create significant negative environmental impacts. Unresolved issues in this regard include construction debris disposal; construction material manufacture and transportation to site; heating, cooling, lighting, and appliance energy use; longevity of finish materials; landscape maintenance; effective stormwater management, tenant vehicle ownership; and tenant solid waste disposal.

(4) Sub-divisions and open space.

Does not apply

(5) Physical access to a public street.

Access to the street is achieved through a right-of-way as shown on the site plan.

(1) Much of the existing structure will be retained. The proposed section for demolition is historically noncontributing.

(2) This proposed development takes advantage of existing infrastructure.

(3) Previously addressed.

(4) This new development, as described, will have a largely beneficial impact on the community, once fully complete.

(5) Addressed in this process.

(6) Addressed in process.

The Applicant, at Preliminary Plan approval requested a waiver of the requirements of Section 4, as it pertain to privately owned property, and the Board granted the Applicant Preliminary Plan Approval subject to the following agreed upon conditions by the Applicant:

- (1) Regarding request for waiver of the requirements of Section 4, "Improvement Guarantees," is granted provided :
 - a. That the Applicant will apply for all necessary building permits to begin construction of "phase 1" of the project on or before June 1, 2016;
 - b. That the Applicant begin construction of "Phase 1" of the project on or before July 31, 2016 or 60 days after issuance of all building permits necessary to begin construction of "Phase 1" if received after June 1, 2016; and
 - c. That the Applicant complete "Phase 1" of construction on or before July 31, 2017 or 1 year from commencement of construction if it is started after July 31, 2016.
 - d. If the Applicant fails to meet any of these deadlines then the Planning Board's approval shall be revoked on the day immediately following the unfulfilled deadline.

Recommendation

Based on the above discussion, staff recommends that a two month Extension for Submission of Building Permit be granted to the Application with the deadline which shall then be August 1, 2016. Given that there are no significant materials that the Applicant need to prepare for Submission of Building Permit Application, we therefore believe that two months is ample time.

Published by*

Rui Almeida

Assistant Director for Architecture and Redevelopment

Office of Planning and Economic Development

* The planning director abstained from consideration of this project, citing a possible conflict of interest.