



**City of East Providence
Planning Board**

**Notice of Public Hearing
Tuesday, October 15, 2024 at 7:00 PM**

Owner: Rudd Island Holdings, LLC
Petitioner: Touchdown Realty
Street address: 100 Wampanoag Trail
Location: Map 408, Block 10, Parcel 24
Zoning: R-3 District

A meeting of the Planning Board pursuant to Article 12 ‘Unified Development Review’ of the City of East Providence ‘Land Development and Subdivision Review Regulations’ will be held in Room 306, Third-Floor, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Tuesday evening, October 15, 2024, at 7:00 P.M. The following application for Unified Development Review will be heard in accordance with Article 12 and Rhode Island General Law State Law 45-23-50.1.

The petitioner Touchdown Realty seeks permission to renovate a former nursing home on a 65,397 sq. ft. parcel with renovations that include a 1,064 sq. ft. addition to the rear of the structure, a third floor addition and a total of 44 residential units. The subject property is located at 100 Wampanoag Trail, further recognized as MAP 408, BLOCK 10, PARCEL 24 via a master plan submission being reviewed as a major land development in accordance with the Unified Development Plan Review procedural process, necessitating use and dimensional relief as individually described below.

A. Zoning Relief

Dimensional Variances (petition # 6998)

1. Section 19-145, maximum number of allowed stories. The petitioner is proposing to exceed the maximum number of allowed stories. Section 19-145 allows for an R-3 district to maintain a maximum of 2 stories. The petitioner is proposing 3 stories as part of the renovation of the former nursing home. (Petition # 6998)
2. Section 19-145, maximum allowed impervious coverage. The petitioner is proposing to exceed the maximum allowed percentage of impervious coverage. Section 19-145 allows for a maximum of 45% for an R-3 district. The petitioner is proposing an impervious coverage of 49% while the site as it currently stands is also 49%. (Petition # 6998)

3. Section 19-217, area requirements for multifamily dwellings. The petitioner is proposing to exceed the side-yard setback as determined by section 19-217 that requires a minimum side-yard setback of 20 feet. The petitioner is proposing a side-yard setback of 18 feet, 5 inches, and a side-yard setback of 15 feet, 4 inches, which is also the current setbacks of the building as it stands today. (Petition # 6998)

4. Section 19-218, Schedule for multifamily dwelling usable lot area. Section 19-218 requires a minimum usable lot area of 68,000 sq. ft. The petitioner is proposing a usable lot area of 65,397. (Petition # 6998)

5. Section 19-284, Off-street spaces required. Section 19-284 requires a minimum number of 88 off-street parking spaces. The petitioner is proposing 44 off-street parking spaces. (Petition # 6998)

6. Section 19-283, Plans, Construction and maintenance of off-street parking areas. Section 19-283 requires a minimum of a five foot of landscape buffering for off-street parking areas. The petitioner is proposing a fence with no landscape buffering. (Petition # 6998)

Use Variance (Petition # 6997)

1. Section 19-98, Schedule of use regulations. Section 19-98 prohibits multi-family dwellings to be located in an R-3 district. The petitioner is proposing to renovate the former nursing home to accommodate 44 residential units, defined as a multi-family. (Petition # 6997)

B. Land Development Project (master plan submission)

1. A Land Development Project at the master plan stage is proposing to renovate a former nursing home on a 65,397 sq. ft. parcel with renovations that include a 1,064 sq. ft. addition to the rear of the structure, a third floor addition and a total of 44 residential units in accordance with Article 9 titled Major Land Development Project of the East Providence Land Development and Subdivision Review Regulations.

Plans and other materials may be examined in the Office of the Department of Planning and Economic Development, City Hall, Room 309, 145 Taunton Avenue, East Providence, from 8:00 a.m. to 4:00 p.m., Monday through Wednesday, 8:00 a.m. to 6:00 p.m. on Thursday and 8:00 a.m. to 1:00 p.m. on Friday. The proposed land development project may be revised with the permission of the Planning Board as a result of further study or because of the views expressed at the public hearing.

Individuals requesting interpreter services for the hearing impaired or needing other special services must call 435-7500 48 hours in advance of the meeting date.

Michael Robinson, Chairman
East Providence Planning Board