

Providence City Plan Commission

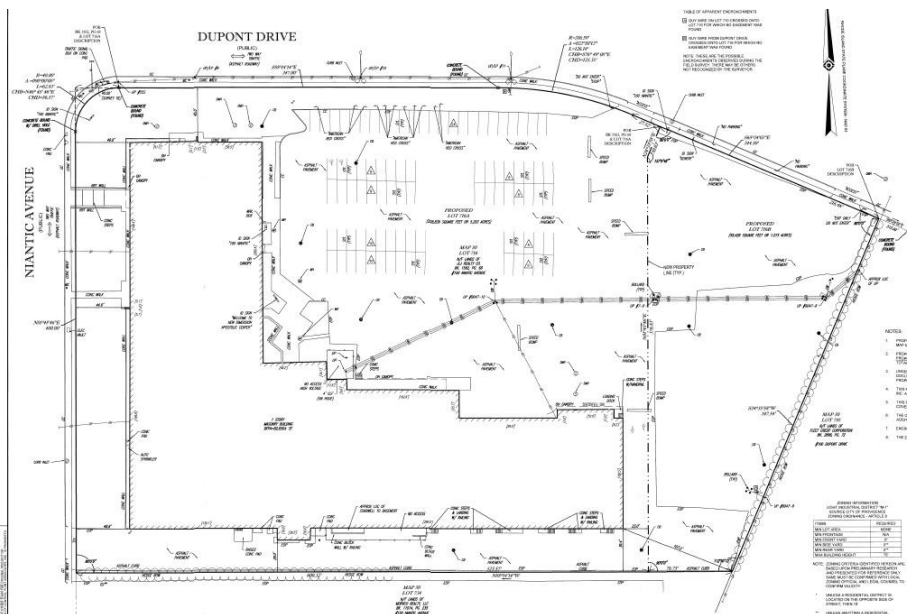
December 15, 2020



AGENDA ITEM 5 ■ 100 NIANTIC AVE



Aerial view of the site



Proposed subdivision

OWNER/APPLICANT: True Storage LLC, Applicant
JLJ Realty, Owner

PROJECT DESCRIPTION: Subdivision of a lot measuring approximately 284,265 SF into two lots of 228,839 SF and 55,426 SF

CASE NO./PROJECT TYPE: 20-043 MI—Minor Subdivision

PROJECT LOCATION/ZONING DISTRICT: 100 Niantic Ave
AP 50 Lot 716; M-1

RECOMMENDATION: Approval of preliminary plan subject to the noted conditions

NEIGHBORHOOD: Reservoir

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The subject property is a lot measuring approximately 284,265 SF located in the M-1 zone, which the applicant is proposing to subdivide into two lots of 228,839 SF and 55,426 SF. The lot is currently occupied by a building and the purpose of the subdivision is to create a new lot to accommodate a proposed storage space facility.

FINDINGS

Section 806 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.*

The subject property is located in an area that the future land use map of Providence Tomorrow has designated for business/mixed use development. These areas are intended to foster the expansion of business, industrial, commercial and office uses. The subdivision is in conformance with the comprehensive plan as it would permit the type of development envisioned for this land use designation by creating a separate lot for a proposed self-storage facility.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

The subdivision will conform to the use and dimensional requirements of the ordinance. There are no minimum lot size, width, coverage, and building setback requirements for new lots in the M-1 zone. The newly created lots will measure 228,839 SF and 55,426 SF.

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.*

It does not appear that the subdivision will pose a negative environmental impact as the applicant will comply 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.*

The subdivision is not expected to pose any constraints to development as the lots will meet the dimensional standards of the M-1 zone and result in two separate lots.

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.*

Vehicular and pedestrian access to the lots will be provided from Niantic Ave and Dupont Drive.

Recommendation

Based on the analysis and findings contained in this report, the City Plan Commission should vote to approve the preliminary plan subject to the following conditions:

1. Final plan approval should be delegated to DPD staff.
2. The validity of the plan shall be extended to one year from the date of recording of the approval letter.

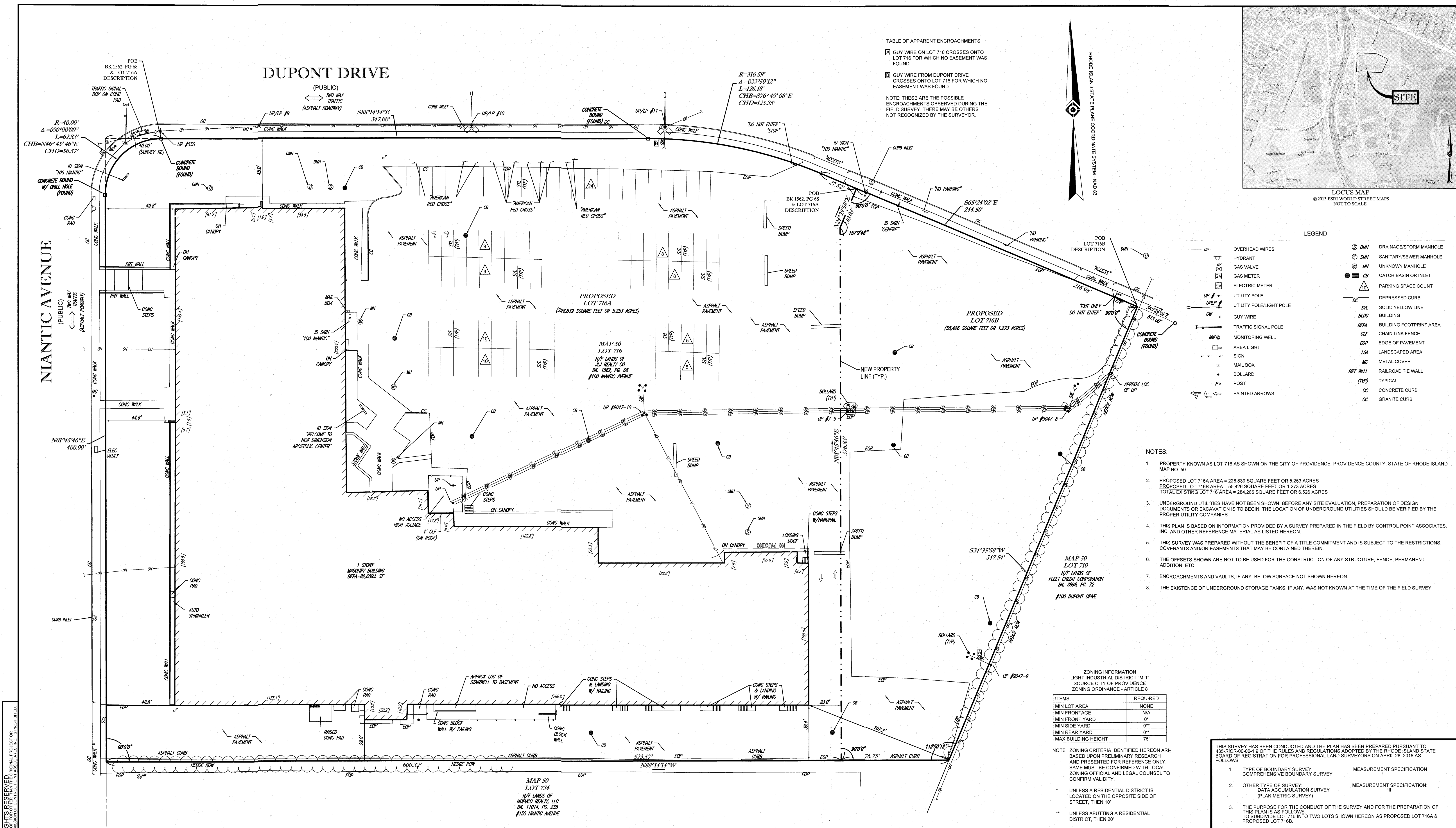
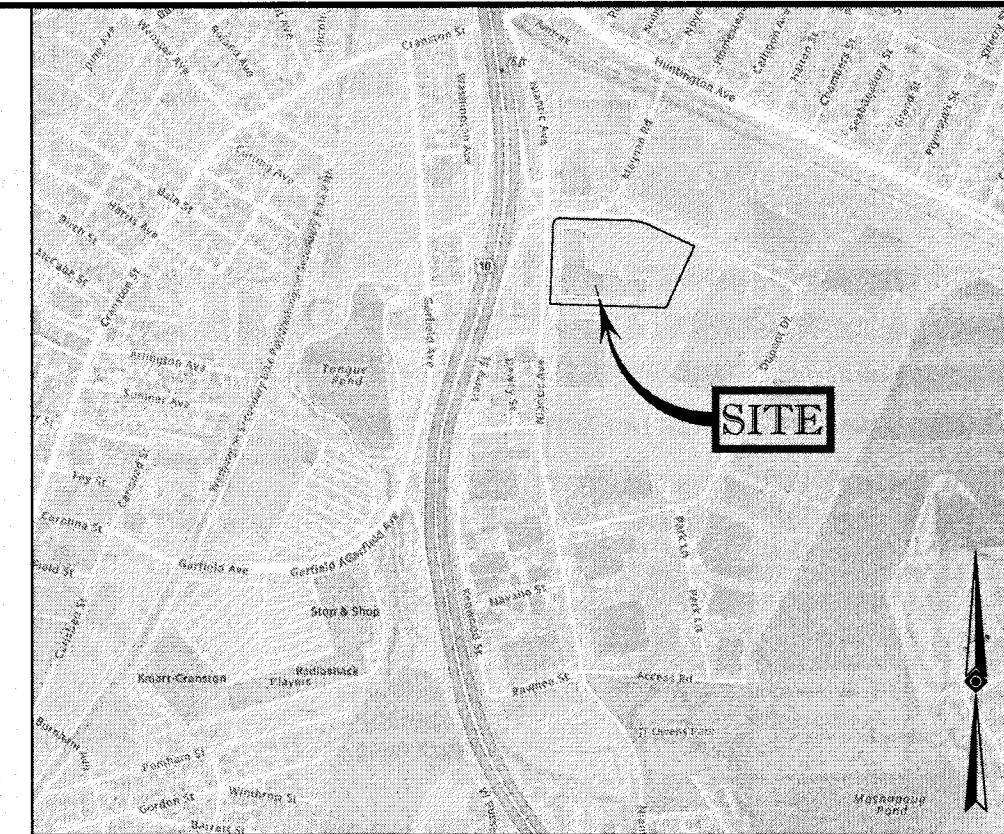


TABLE OF APPARENT ENCROACHMENTS

- GUY WIRE ON LOT 710 CROSSES ONTO LOT 716 FOR WHICH NO EASEMENT WAS FOUND
- GUY WIRE FROM DUPONT DRIVE CROSSES ONTO LOT 716 FOR WHICH NO EASEMENT WAS FOUND

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



LOCUS MAP
© 2013 ESKR WORLD STREET MAPS
NOT TO SCALE

LEGEND

OH	OVERHEAD WIRES	DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE	SMH	SANITARY/SEWER MANHOLE
GM	GAS VALVE	UMH	UNKNOWN MANHOLE
EM	ELECTRIC METER	CB	CATCH BASIN OR INLET
UP	UTILITY POLE	PC	PARKING SPACE COUNT
ULPL	UTILITY POLE/LIGHT POLE	DC	DEPRESSED CURB
GW	GUY WIRE	SYL	SOLID YELLOW LINE
TS	TRAFFIC SIGNAL POLE	BLDG	BUILDING
MW	MONITORING WELL	BLFA	BUILDING FOOTPRINT AREA
AL	AREA LIGHT	CLF	CHAIN LINK FENCE
POST	POST	EDP	EDGE OF PAVEMENT
PAINTED ARROWS	PAINTED ARROWS	LSA	LANDSCAPED AREA
		MC	METAL COVER
		RRT WALL	RAILROAD TIE WALL
		(TYP)	TYPICAL
		CC	CONCRETE CURB
		GC	GRANITE CURB

- NOTES:**
- PROPERTY KNOWN AS LOT 716 AS SHOWN ON THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, STATE OF RHODE ISLAND MAP NO. 50.
 - PROPOSED LOT 716A AREA = 228,839 SQUARE FEET OR 5.253 ACRES
PROPOSED LOT 716B AREA = 55,426 SQUARE FEET OR 1.273 ACRES
TOTAL EXISTING LOT 716 AREA = 284,265 SQUARE FEET OR 6.526 ACRES
 - UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

ZONING INFORMATION
LIGHT INDUSTRIAL DISTRICT "M-1"
SOURCE CITY OF PROVIDENCE
ZONING ORDINANCE - ARTICLE 8

ITEMS	REQUIRED
MIN LOT AREA	NONE
MIN FRONTAGE	N/A
MIN FRONT YARD	0'
MIN SIDE YARD	0'
MIN REAR YARD	0'
MAX BUILDING HEIGHT	75'

NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIAL AND LEGAL COUNSEL TO CONFIRM VALIDITY.

- UNLESS A RESIDENTIAL DISTRICT IS LOCATED ON THE OPPOSITE SIDE OF STREET, THEN 10'
- UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 20'

CITY OF PROVIDENCE
CITY PLAN COMMISSION
ADMINISTRATIVE SUBDIVISION

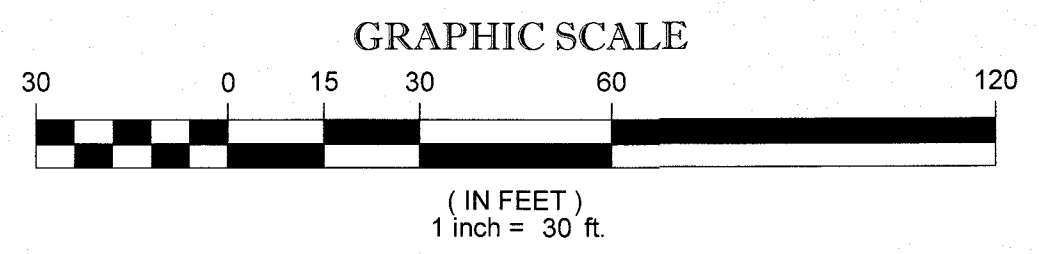
NAME: _____

CPC PROJECT # _____

APPROVED PURSUANT TO ARTICLE 3 OF THE CITY OF PROVIDENCE DEVELOPMENT REVIEW REGULATIONS, AS AMENDED, AND RIGL 45-23-37 ON _____ AND SHALL BE RECORDED AND FILED WITH THE RECORDER OF DEEDS NO LATER THAN NINETY (90) DAYS FOLLOWING THIS APPROVAL.

ADMINISTRATIVE OFFICER _____ DATE _____

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF PROVIDENCE, PROVIDENCE COUNTY, MAP 50.
 - MAP ENTITLED "BASE ZONING, CHAPTER 2014-39 NO. 513, APPROVED NOVEMBER 24, 2014, AMENDED THROUGH CHAPTER 2020-14 NO. 119, APPROVED APRIL 6, 2020," PRODUCED BY THE PROVIDENCE PLANNING AND DEVELOPMENT GIS LAB, AVAILABLE ONLINE AT THE CITY OF PROVIDENCE WEB SITE.
 - MAP ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FUSSELL & O'NEILL, INC. 100 NIANATIC AVENUE CITY OF PROVIDENCE, PROVIDENCE COUNTY STATE OF RHODE ISLAND", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED, AUGUST 12, 2020, LAST REVISED, AUGUST 19, 2020.



ADMINISTRATIVE SUBDIVISION PLAN
JLJ REALTY COMPANY
100 NIANATIC AVENUE
LOT 716, MAP 50
CITY OF PROVIDENCE, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HARTFORD, CT 860-234-5678
MANHATTAN, NY 914-380-3445
MT LAUREL, NJ 609-857-2999
WARREN, NJ 908-666-0999

FIELD DATE: 7-28-2020
FIELD BOOK NO: 20-11 MA
FIELD BOOK PG: 17-20
FIELD CREW: B.S.B., B.A.V.
DRAWN: B.A.V.
REVIEWED: S.P.P.
APPROVED: J.P.L.
DATE: 11-17-2020
SCALE: 1" = 30'
FILE NO: 03-200176-00
DWG NO: 1 OF 1

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 45R-10-20-13 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018 AS FOLLOWS:

- TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY. MEASUREMENT SPECIFICATION: _____
- OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY). MEASUREMENT SPECIFICATION: III
- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: TO SUBDIVIDE LOT 716 INTO TWO LOTS SHOWN HEREON AS PROPOSED LOT 716A & PROPOSED LOT 716B.

A PERMETER SURVEY HAS BEEN PERFORMED AND CONFORMS TO THE CITY OF PROVIDENCE SUBDIVISION REGULATIONS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

JOHN P. LYNCH
Nc 1925
PROFESSIONAL LAND SURVEYOR

DATE: 11-16-2020
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
CERTIFICATE OF AUTHORIZATION #A350

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.