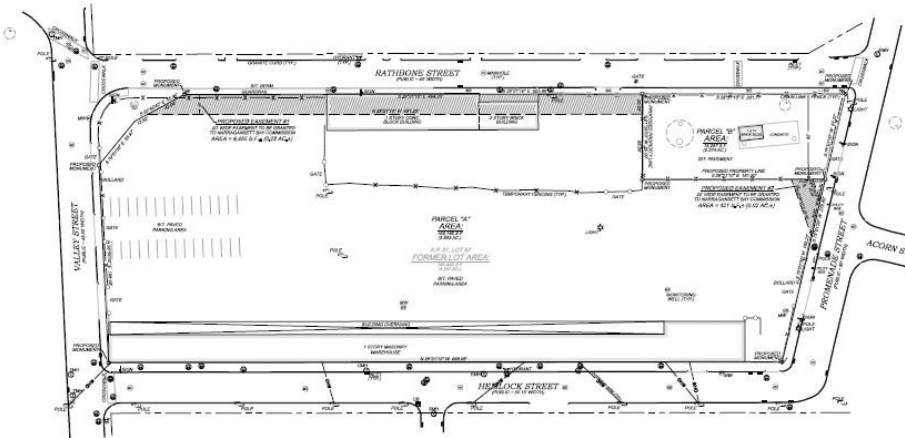


# Providence City Plan Commission

April 20, 2021



## AGENDA ITEM 4 ■ 35 HEMLOCK STREET



Proposed subdivision



View of the building



Aerial view of the site

**OWNER/  
APPLICANT:** Narragansett Bay  
Commission (NBC), Owner  
and Applicant

**PROJECT DESCRIPTION:** Subdivision of a lot measuring  
approximately 185,011 SF into two lots of  
169,156 SF and 16,287 SF in the M-1  
zone.

**CASE NO./  
PROJECT TYPE:** 21-008MI—Minor  
Subdivision

**PROJECT  
LOCATION:** 35 Hemlock Street  
AP 27 Lot 87; M-1 zoning  
district

**RECOMMENDATION:** Approval of preliminary plan

**NEIGHBORHOOD:** Valley

**PROJECT PLANNER:** Choyon Manjrekar

## PROJECT OVERVIEW

The subject lot measures 185,011 SF (4.24 acres) in the M-1 zone and is occupied by a former industrial building and a sewer operations facility operated by the applicant. The applicant is proposing to split the lot into two lots of 169,156 SF and 16,287 SF with the operations facility to be located on the smaller lot.

## 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 and subdivision 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, which is intended to develop and expand business and commercial uses into former industrial and manufacturing areas. The subdivision would be in conformance with the plan as it would allow for the type of development intended for this land use designation by situating each use on a separate lot.

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

The zoning ordinance does not prescribe a minimum lot size, lot width or impervious coverage limits for the M-1 zone. Therefore, the proposed lot is in conformance with the ordinance.

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 is expected to 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.

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.*

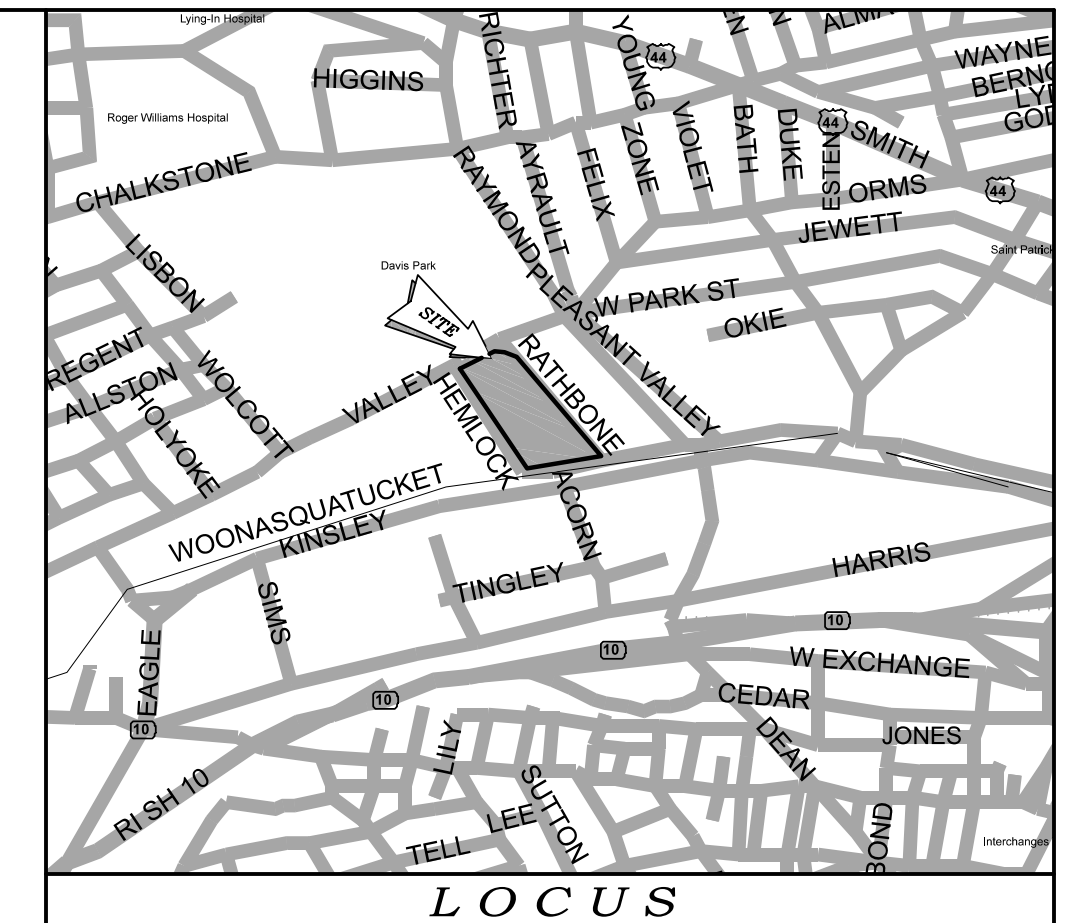
Vehicular and pedestrian access to the newly created lots can be provided from Rathbone and Hemlock Streets.

## Recommendation

Based on the foregoing discussion, the CPC should vote to approve the preliminary plan, finding it to be in conformance with the zoning ordinance and comprehensive plan subject to the following conditions:

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





**NOTES / REFERENCES**

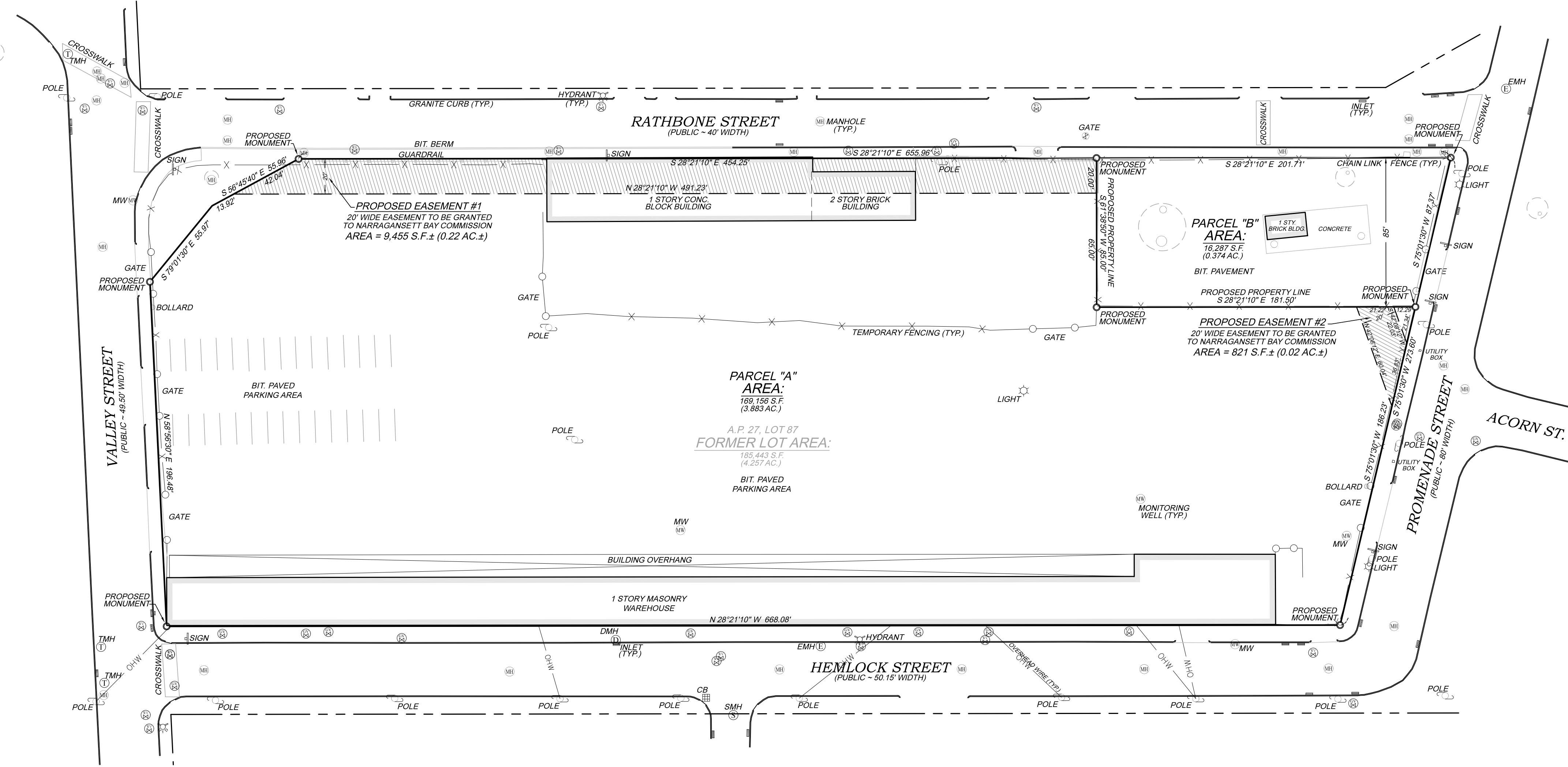
- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
  - PLAN ENTITLED "ALTA / ACSM LAND TITLE SURVEY PLAN A.P. 27, LOTS 262, 272 & 279, VALLEY STREET & HEMLOCK STREET, PROVIDENCE, RHODE ISLAND, HINCKLEY ALLEN, 50 KENNEDY PLAZA - SUITE 1500, PROVIDENCE, RHODE ISLAND 02903 PROJECT No. 05-034, SCALE: 1"=60', DATE: 10/15/13 BY WATERMAN ENGINEERING CO."
  - PLAN ENTITLED "ADMINISTRATIVE PLAN A.P. 27 / LOTS 269 & 270, 459 PROMENADE STREET, PROVIDENCE, R.I. 02908 SCALE: 1" = 20', DATE: OCTOBER 4, 2011 PREPARED FOR: PAUL CUFFEE SCHOOL, PREPARED BY OCEAN STATE PLANNERS, INC."
  - PLAN ENTITLED "LAND BELONGING TO NANCY A. AND WILLIAM J. DYER, APRIL, 1913, SCALE: 80 FT. TO AN INCH, BY W.H.G. TEMPLE"
  - STREET LAYOUT PLANS AND BUILDINGS OFFSETS AS ON FILE AT THE CITY ENGINEER'S OFFICE AT THE CITY OF PROVIDENCE, STREET LINE SECTION.
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED.
  - A.P. 27, LOT 87 - NARRAGANSETT BAY COMMISSION - VOLUME 9556, PAGE 41
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD.
  - NONE FOUND RECORDED
- THESE PREMISES ARE SITUATED IN AN "M-1 ZONE" (LIGHT INDUSTRIAL DISTRICT) & HISTORIC OVERLAY DISTRICT.
 

**DIMENSIONAL REQUIREMENTS**

MIN. LOT AREA	= NONE
MIN. S/B FRONT YARD	= NONE, UNLESS A RESIDENTIAL DISTRICT IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN 10'
MIN. S/B REAR YARD	= NONE, UNLESS A RESIDENTIAL DISTRICT IS LOCATED ON THE OPPOSITE SIDE OF THE STREET, THEN 20'
MIN. S/B INTERIOR SIDE YARD	= NONE UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 20'
MIN. S/B CORNER SIDE YARD	= NONE UNLESS ABUTTING A RESIDENTIAL DISTRICT, THEN 20'
MAX. STRUCTURE HEIGHT	= 75 FT.

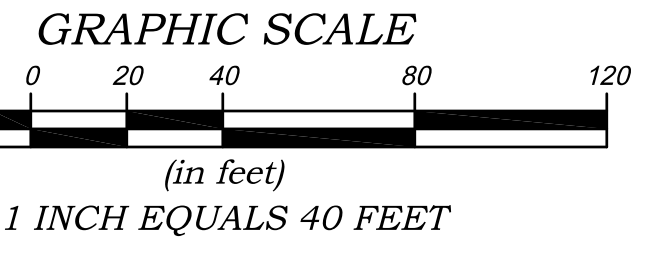
\*\*\*THE SUBJECT PROPERTY FALLS WITHIN A HISTORIC OVERLAY DISTRICT AS DEFINED BY THE CITY OF PROVIDENCE ZONING ORDINANCE.

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- PORTIONS OF THESE PREMISES ARE SITUATED IN A ZONE "X" (SHADED - AREAS OF 0.2% ANNUAL CHANCE FLOOD - LAND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 308 OF 451 CITY OF PROVIDENCE MAP NUMBER 4400700398/ MAP REVISED: OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY".
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
- A LARGE PORTION OF THE SUBJECT PROPERTY WAS OCCUPIED WITH STORAGE TRAILERS, VEHICLES & AMUSEMENT RIDES THROUGHOUT THE COURSE OF THE SURVEY, THEREFORE NOT ALL FEATURES AND/OR APPURTENANCES MAY BE SHOWN.
- EXISTING NUMBER OF LOTS: 1  
PROPOSED NUMBER OF LOTS: 2



**LEGEND & ABBREVIATIONS**

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	- - - -	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- - - -	- EXISTING CONTOUR
AC.	- ACRES	- - - -	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	X	- FENCE
WF	- WOOD FRAMED	S	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET	- RETAINING WALL	W	- WATER LINE
PEB	- PEDESTRIAN	G	- GAS LINE
(FND)	- FOUND	E	- ELECTRIC LINE
RIHB	- RI HIGHWAY BOUND	⊙	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊙	- CATCH BASIN
FE	- FLARED END	⊙	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	⊙	- WATER GATE
CLF	- CHAIN LINK FENCE	⊙	- GAS VALVE
INV.	- INVERT	⊙	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	⊙	- GRANITE BOUND
⊙	- NEW SPOT GRADE	⊙	- DRILL HOLE
		⊙	- IRON PIPE



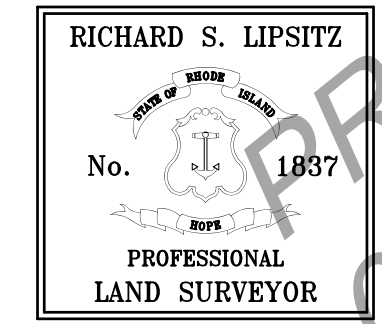
**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: BOUNDARY SURVEY  
MEASUREMENT / ACCURACY SPECIFICATION: I

OTHER TYPE OF SURVEY: DATA ACCUMULATION / TOPOGRAPHIC SURVEY  
MEASUREMENT / ACCURACY SPECIFICATION: III / N/A

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
MINOR SUBDIVISION PLAN TO CREATE PARCEL "A" AND PARCEL "B" AS SHOWN.



BY: RICHARD S. LIPSITZ, P.L.S. REG. NO. 1837 DATE: 05/14/18  
WATERMAN ENGINEERING COMPANY (COA No. LS.0004483)

RIGL 34-13-1	
ABUTTING STREET INDEX	
1	VALLEY STREET
2	RATHBONE STREET
3	PROMENADE STREET
4	HEMLOCK STREET

NO.	DATE	REVISION	CHECKED BY
<b>MINOR SUBDIVISION PLAN</b> A.P. 27, LOT 87 PROMENADE, RATHBONE, HEMLOCK & VALLEY STREETS PROVIDENCE, RHODE ISLAND			
PROJECT NO: 18-025 SCALE: 1" = 40' DATE: 05/09/18 DRAWN BY: MS/BJT/EBP CHECKED BY: RSL FILENAME: 18025.MS1 of 1 SHTS DRAWING # MS1			
<b>NARRAGANSETT BAY COMMISSION</b> 1 SERVICE ROAD PROVIDENCE, RHODE ISLAND 02905			

**Waterman ENGINEERING COMPANY**  
Engineers & Surveyors - Est. 1894

46 Sutton Avenue  
East Providence, RI  
Phone: (401) - 438 - 5775  
Fax: (401) - 438 - 5773  
www.watermanengineering.net

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WATERMAN ENGINEERING CO.  
CIVIL ENGINEERS & SURVEYORS  
46 SUTTON AVENUE  
EAST PROVIDENCE, RI 02914-2006