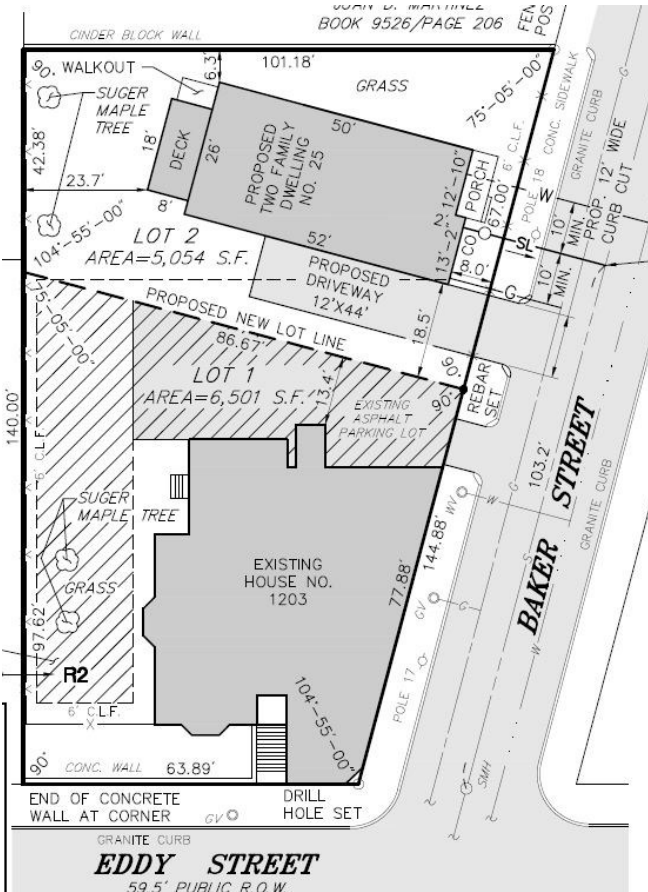


Providence City Plan Commission

July 20, 2021



AGENDA ITEM 2 ■ 1203 EDDY STREET



View of the building



Aerial view of the site

Proposed subdivision

OWNER/ APPLICANT:	AAA Properties, Owner and Applicant	PROJECT DESCRIPTION:	Subdivision of a lot measuring approximately 11,554 SF, into two lots of 6,501 SF and 5,054 SF
CASE NO./ PROJECT TYPE:	21-024MI—Minor Subdivision	RECOMMENDATION:	Approval of preliminary plan
PROJECT LOCATION:	1203 Eddy Street AP 58 Lot 164; R-2 zoning district	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Washington Park		

PROJECT OVERVIEW

The subject lot measures 11,554 SF and is zoned R-2. It is occupied by a two family dwelling and a space for jewelry assembly that operates through a variance. The applicant is proposing to subdivide the lot into two lots of 6,501 SF and 5,054 SF in order to allow for construction of a two family dwelling on the newly created lot. The applicant is required to abandon the variance and return the site to its use as a two family dwelling for the subdivision to be considered conforming.

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 low density residential development, which the plan describes as intended for one and two family dwellings in detached structures on separate lots. 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 dwelling units on separate lots.

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

The lot is occupied by a two family dwelling and a jewelry assembly facility that has operated through a zoning variance. The applicant is required to abandon the variance and return the site to a two-family use in order to have the development conform to the use requirements of the R-2 zone.

Based on the provided plan, the subdivision will conform to the dimensional requirements of the R-2 zone with each lot exceeding 5,000 SF of lot area and 50 feet of frontage. Building coverage and the total amount of impervious surface will be within the respective limits of 45% and 65 % as prescribed by the ordinance. Sugar maple trees will be planted to meet the canopy coverage requirement. Therefore, subject to abandoning the existing use, the proposed subdivision will be 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 as the lots will conform to the ordinance.

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 Eddy and Baker 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 applicant shall abandon the variance for a jewelry assembly facility.
2. The applicant shall return the site to use as a two family dwelling.
3. The validity of the preliminary plan should be extended to one year from the date of approval.
4. Final plan approval should be delegated to DPD staff.

R2 ZONING REQUIREMENTS

MINIMUM LOT AREA TWO FAMILY = 5,000 SF
 MINIMUM FRONTAGE/WIDTH = 50'
 MINIMUM SETBACK FRONT = 0'
 MAXIMUM SETBACK FRONT = 9' (SEC. 402.B)
 MINIMUM SETBACK REAR = 23.6'
 MINIMUM SETBACK SIDE = 6'
 MAXIMUM BUILDING HEIGHT = 45'
 (NOT TO EXCEED THREE STORIES)
 MAXIMUM BUILDING COVERAGE = 45%

TREE COVERAGE & IMPERVIOUS

LOT 1 PROPOSED TREE COVERAGE 2000/6501 = 30.8%
 LOT 2 PROPOSED TREE COVERAGE 2000/5054 = 39.6%
 LOT 1 EXISTING BUILDING COVERAGE = 41.5%
 LOT 1 TOTAL IMPERVIOUS COVERAGE = 60.5%
 LOT 2 PROPOSED BUILDING COVERAGE = 30.4%
 LOT 2 TOTAL IMPERVIOUS COVERAGE = 40.9%

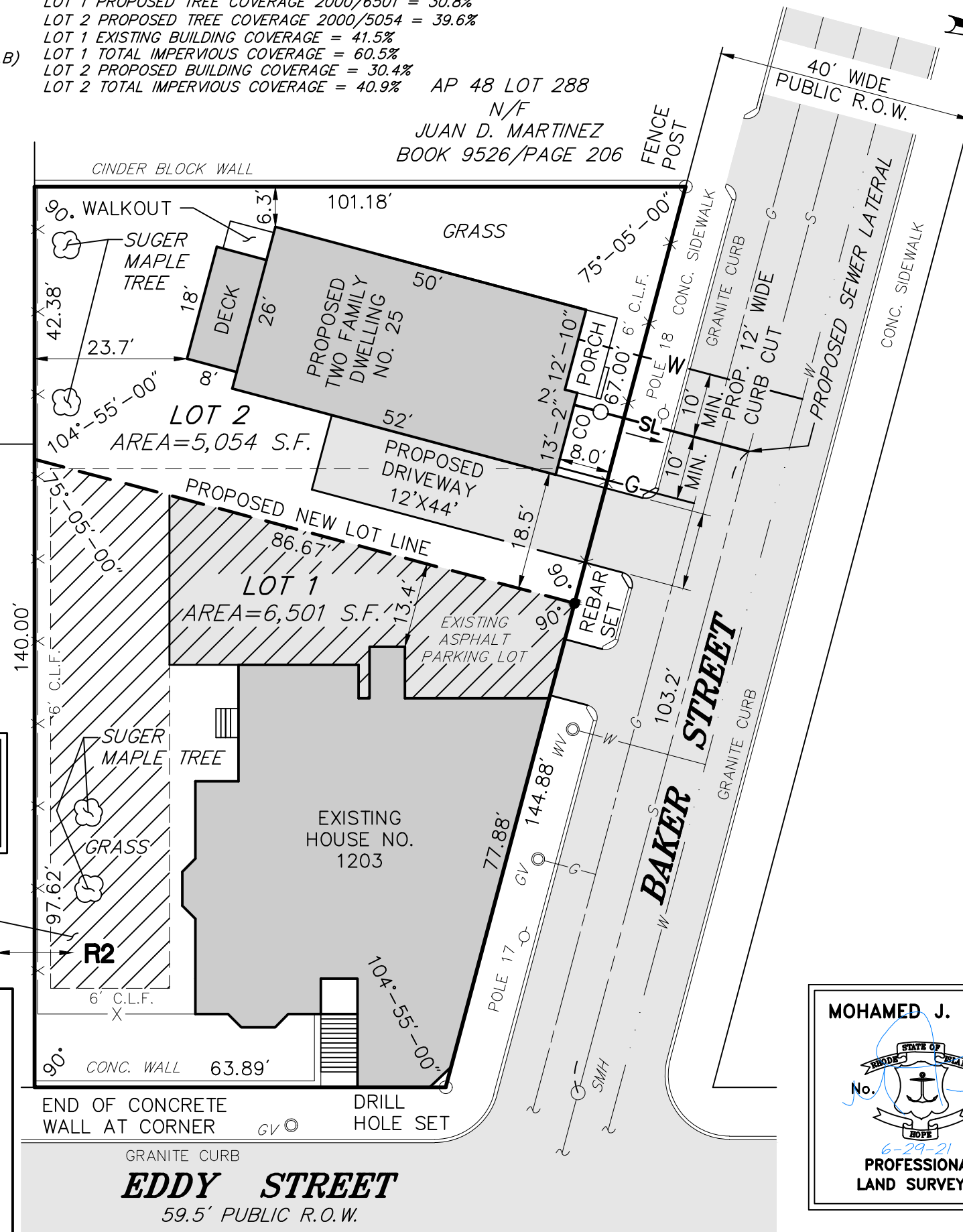
AP 48 LOT 288
 N/F
 JUAN D. MARTINEZ
 BOOK 9526/PAGE 206

EXISTING ASPHALT PARKING LOT
 AP 58 LOT 813
 N/F
 BRG PROVIDENCE 2, LLC &
 BRGQ PROVIDENCE 2, LLC
 BOOK 11517/PAGE 306

AP 58 LOT 165
 N/F
 BRG PROVIDENCE 2, LLC &
 BRGQ PROVIDENCE 2, LLC
 BOOK 11517/PAGE 291
 EXISTING ASPHALT PARKING LOT

R.I.G.L. 34-13-1:
 THIS PLAN SHALL BE INDEXED AS
 EDDY STREET AND BAKER STREET

EXISTING ASPHALT TO BE REMOVED



NOTES:

- ZONING: R2
- REFERENCE: RECORD PLAT CARD NO. 251 SEWER PLAN DRAW 163/PAGE 43.
- SITE IS LOCATED IN ZONE "X" PER FIRM MAP NO. 44007C0317J EFFECTIVE 9-18-2013.
- PROPOSING TO SUBDIVIDE PLAT 58, LOT 164 (BOOK 9004/PAGE 30) WITH AN AREA OF 11,555 S.F. INTO TWO LOTS 1 & 2 AS SHOWN ON THIS PLAN.
- THE AVERAGE EXISTING FRONT YARD SETBACK WITHIN 100' OF LOT IS 4', THE MAXIMUM ALLOWED FRONT YARD SETBACK IS 9'.
- UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED, MUST CONTACT DIG-SAFE AT 1-888-DIG-SAFE BEFORE THE START OF CONSTRUCTION.
- THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE STATE OF RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:
 COMPREHENSIVE BOUNDARY SURVEY - CLASS I

THE PURPOSE FOR CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
 ADMINISTRATIVE SUBDIVISION

BY Mohamed J. Freij DATE 6-29-21
 MOHAMED J. FREIJ RLS NO. 1898 C.O.A. NO. 000A263
 REGISTERED PROFESSIONAL LAND SURVEYOR

MOHAMED J. FREIJ
 No. 1898
 6-29-21
 PROFESSIONAL LAND SURVEYOR

ADMINISTRATIVE SUBDIVISION		PROJECT NO.
PLAT 58 LOT 164		SCALE 1" = 20'
1203 EDDY STREET PROVIDENCE, RI 02905		DATE JUNE 29, 2021
OWNER:		DRAWN BY RMM
AAA PROPERTIES		CHECKED BY MJF
401-439-3176		FILENAME 1203 EDDY ST R3.DWG
PREPARED BY		
MJF ENGINEERING ASSOCIATES		
326 SOWAMS ROAD BARRINGTON, R.I. 02806 TEL. 401-241-5153 OR 401-247-2003 E-MAIL LANDSURVEYRI@AOL.COM		
		1 of 1 SHTS

