

Providence City Plan Commission

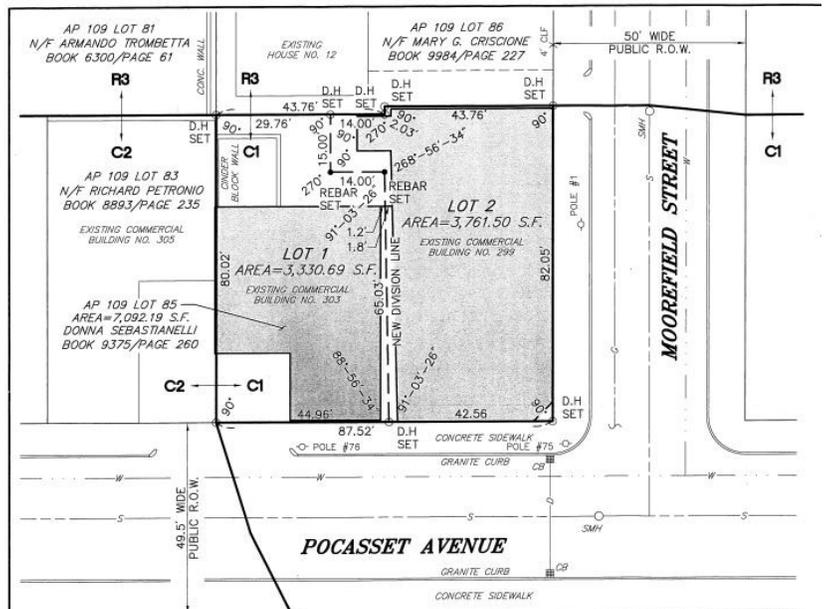
October 20, 2020



AGENDA ITEM 6 ■ 299-303 POCASSET



Aerial view of the site



Proposed subdivision

OWNER/APPLICANT: Donna Sebastienelli

PROJECT DESCRIPTION: Subdivision of a lot in the C-1 zone measuring 7,158 SF into two lots measuring 3,330 SF and 3,761 SF

CASE NO./ 20-035 MI—Minor Subdivision

PROJECT TYPE:

PROJECT LOCATION/ 299-303 Pocasset Ave

ZONING DISTRICT:

AP 109 Lot 85; C-1

RECOMMENDATION: Approval of preliminary plan subject to the conditions on Page 2

NEIGHBORHOOD: Silver Lake

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The subject property is a lot measuring approximately 7,158 SF located in the C-1 zone, that the applicant is proposing to subdivide into two lots of 3,330 SF and 3,761 SF. The lot is occupied by two commercial buildings and the purpose of the subdivision is to have each building on a separate 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 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 neighborhood commercial/mixed use development. These areas are intended to foster development that serves neighborhood commercial needs. 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 each business on the site.

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, and building setback requirements for new lots in the C-1 zone. The lots will measure 3,330 SF and 3,761 SF with respective widths of approximately 45' and 42'.

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 applicant shall consult with the department of inspection and standards to determine if the subdivision will require compliance with any building code requirements. If necessary, the site shall be brought into compliance with building code requirements prior to final plan approval. The subdivision is not expected to pose any constraints to development as the lots will meet the dimensional standards of the C-2 zone and result in each building on a separate lot.

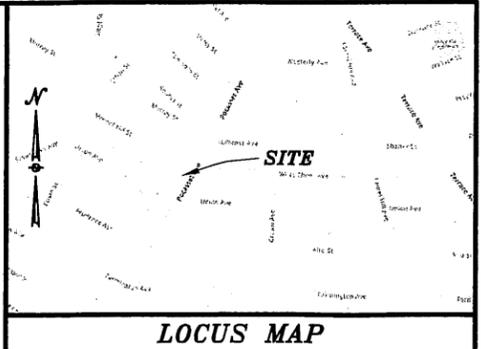
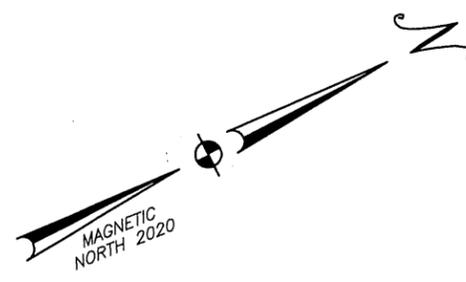
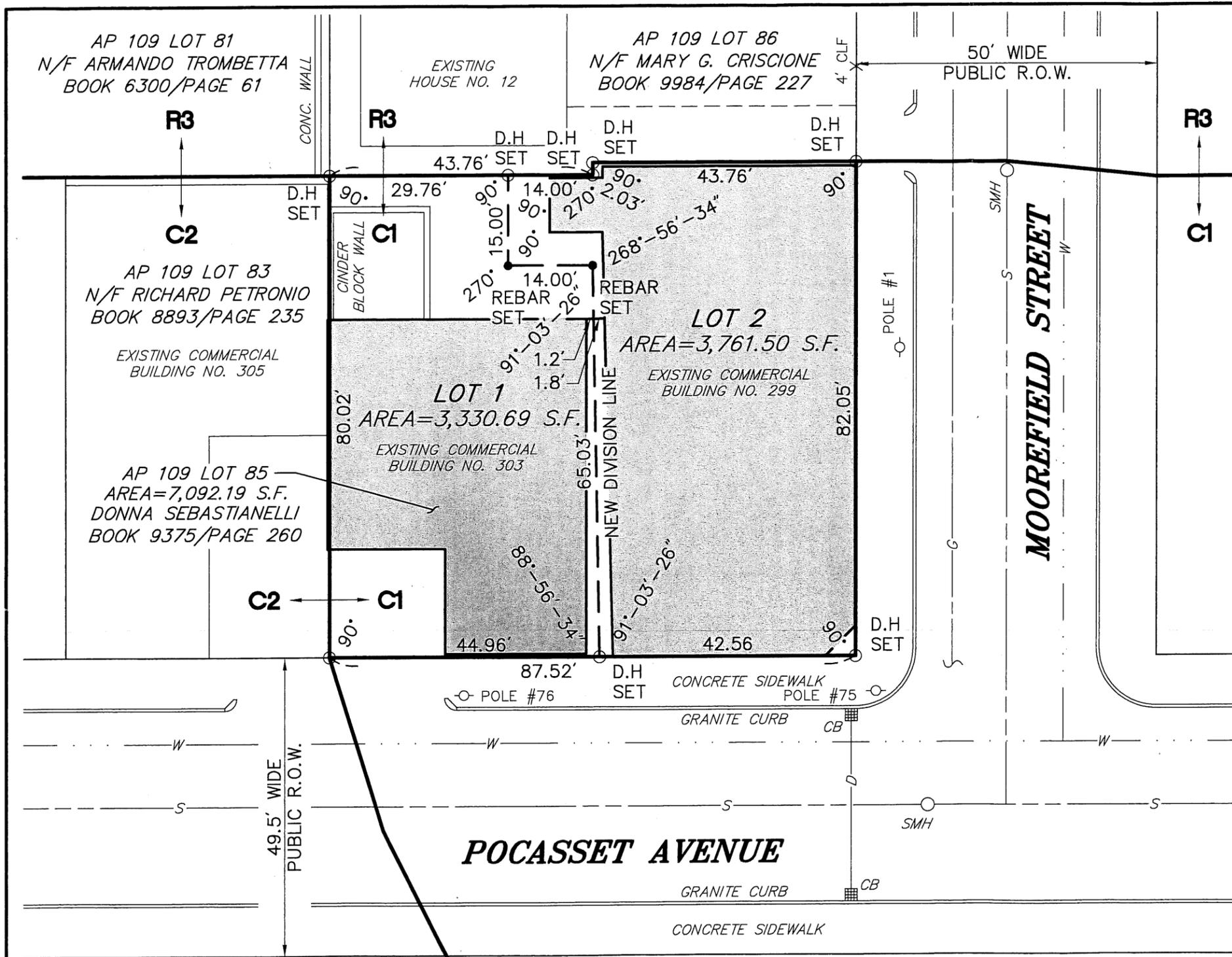
5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Vehicular and pedestrian access to the lots will be provided from Pocasset Ave.

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:

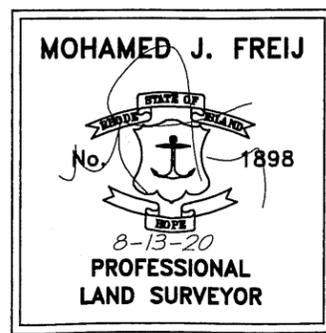
1. Final plan approval should be delegated to DPD staff.
2. The applicant shall determine if the subdivision requires the existing buildings to come into compliance with building code. The site shall be brought into compliance with the building code prior to final plan approval, if necessary.
3. The validity of the plan shall be extended to one year from the date of recording of the approval letter.



- NOTES:**
- REFERENCES:
- RECORD PLAT CARD NUMBER 847
 - ZONING: C1
 - PROPOSING TO SUBDIVIDE PLAT 109 LOT 85 WITH AN AREA OF 7,092.19 S.F. INTO TWO LOTS TO ALLOW EACH EXISTING BUILDING TO BE LOCATED ON A SEPARATE LOT.
 - 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 MJF DATE 8-13-20
 MOHAMED J. FREIJ RLS NO. 1898 C.O.A. NO. 000A263
 REGISTERED PROFESSIONAL LAND SURVEYOR

R.I.G.L. 34-13-1:
 THIS PLAN SHALL BE INDEXED AS
 POCASSET AVE. & MOOREFIELD ST.



ADMINISTRATIVE SUBDIVISION		PROJECT NO.
PLAT 109 LOT 85		SCALE 1" = 20'
299 & 303 POCASSET AVENUE PROVIDENCE, RI 02909		DATE AUGUST 13, 2020
OWNER: DONNA SEBASTIANELLI		DRAWN BY RMM
		CHECKED BY MJF
PREPARED BY MJF ENGINEERING ASSOCIATES		FILENAME POCASSET_AVE.DWG
326 SOWAMS ROAD BARRINGTON, R.I. 02806 TEL. 401-241-5153 OR 401-247-2003 E-MAIL LANDSURVEYRI@AOL.COM		1 of 1 SHTS