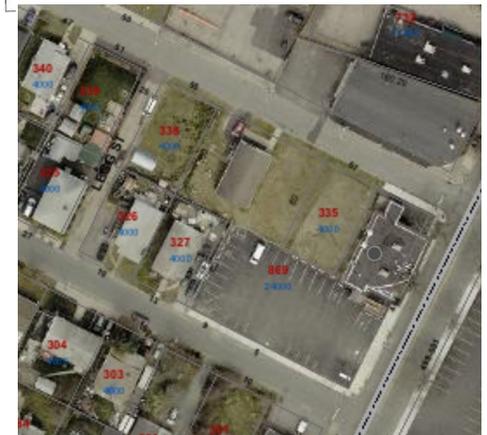
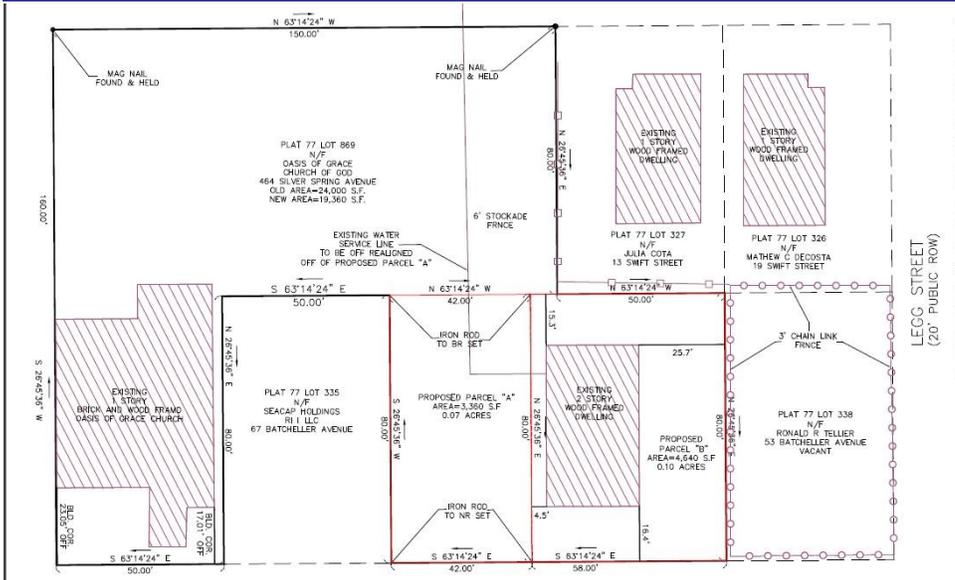


Providence City Plan Commission

March 16, 2021



AGENDA ITEM 1 ■ 464 SILVER SPRING STREET



Aerial view of the site

Proposed subdivision

OWNER/APPLICANT: Oasis of Grace Church

PROJECT DESCRIPTION: Subdivision of a lot measuring approximately 24,000 SF into three lots of 3,360 SF, 4,640 SF and 20,640 SF in the C-3 zone.

CASE NO./ 21-002MI—Minor Subdivision

PROJECT TYPE:

PROJECT LOCATION: 464 Silver Spring Street

RECOMMENDATION: Approval of preliminary plan

AP 77 Lot 869; C-3 zoning district

NEIGHBORHOOD: Charles

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The subject property is an irregularly shaped lot that measures 24,000 SF in the C-3 zone and is occupied by a single story building with associated parking, and a two story dwelling. The lot has frontage on Silver Spring Street, Swift Street and Batcheller Ave. The applicant is proposing to create two new lots with frontage on Batcheller Ave measuring 3,360 SF and 4,640 SF, which will respectively be vacant and occupied by the existing two family dwelling. The remainder of the lot will measure 16,000 SF and be occupied by the commercial building with associated parking.

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 general commercial/mixed use development, which allows for a variety of uses including commercial and multifamily housing. The subdivision would be in conformance with the plan as it would allow for the type of development intended by the plan.

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 C-3 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.

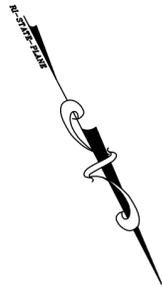
5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Vehicular and pedestrian access to the newly created lots can be provided from Batcheller Ave.

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.

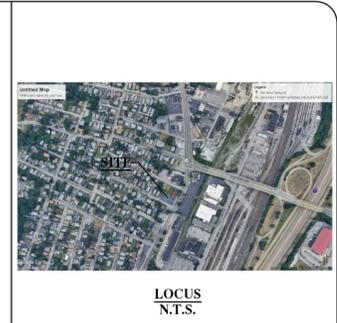
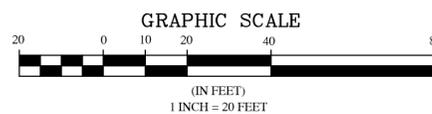
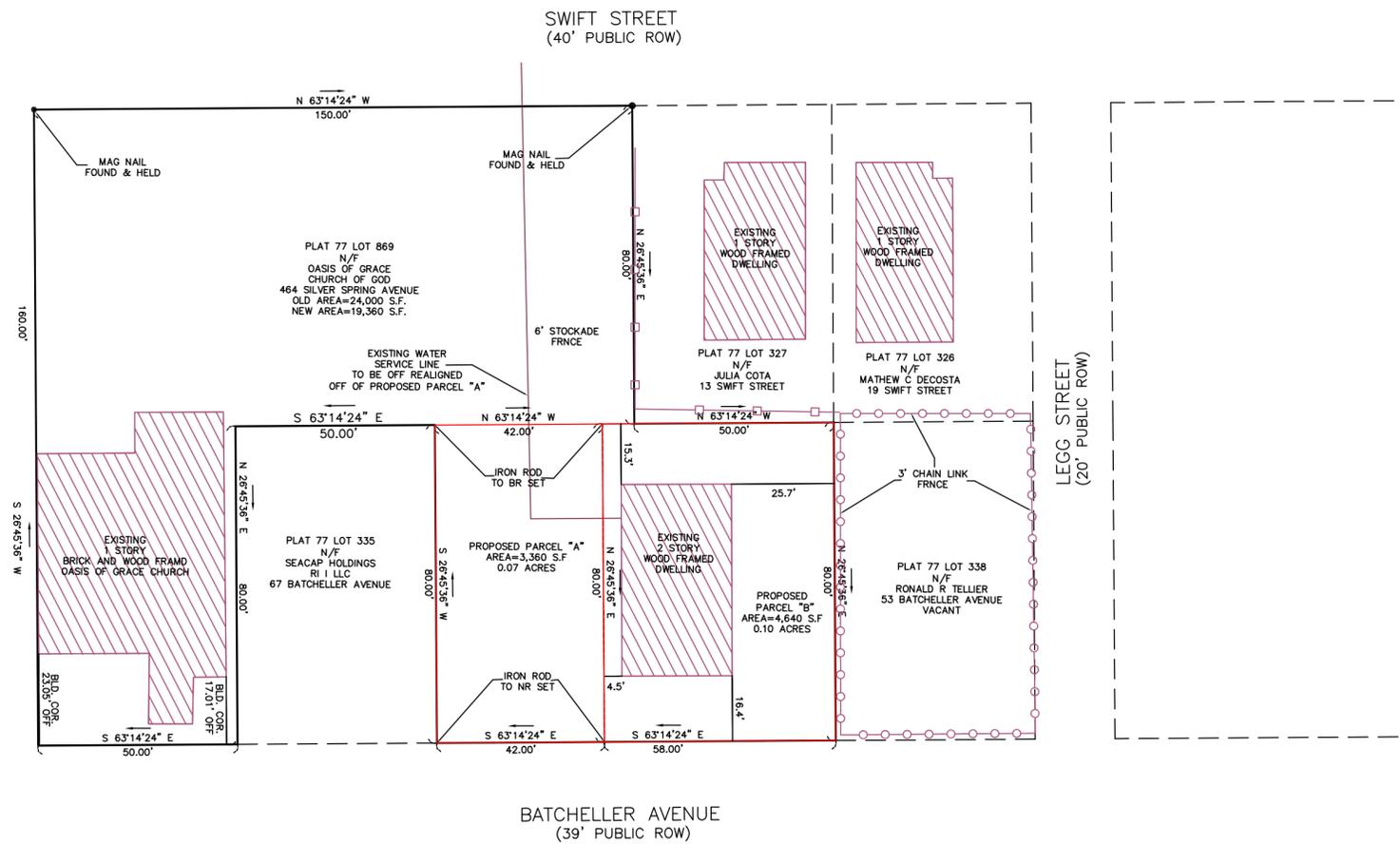


ZONING DISTRICT C-3 HEAVY COMMERCIAL DISTRICT

TABLE 5-1: COMMERCIAL DISTRICT DIMENSIONAL STANDARDS

MINIMUM LOT AREA	NONE
MINIMUM BUILDING HEIGHT	16'
MINIMUM FIRST STORY HEIGHT	9' RESIDENTIAL 11' NON-RESIDENTIAL
MAXIMUM BUILDING HEIGHT	45' NOT TO EXCEED 4 STORIES
MAXIMUM BUILDING COVERAGE	NONE
TOTAL MAXIMUM IMPERVIOUS SURFACE COVERAGE	NONE
MINIMUM SETBACK REQUIREMENTS	
FRONT SETBACK	NONE; UNLESS MULTI-TENANT RETAIL CENTER, THEN 503.B APPLY
INTERIOR SIDE SETBACK	NONE; UNLESS ABUTTING RESIDENTIAL RESIDENTIAL DISTRICT, THEN 10'
REAR SETBACK	NONE; UNLESS ABUTTING RESIDENTIAL DISTRICT, THEN 20'

SILVER SPRING STREET
(PUBLIC WIDTH VARIES)



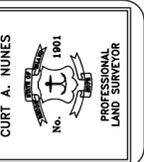
- REFERENCES**
1. PLAT OF SHILIRICK RANDAL LAND OF HORTON GROVE NORTH PROVIDENCE BELONGING TO SAMUEL HEDLEY.
 2. CITY OF PROVIDENCE DPW STREET LINE PLATS OF BATCHELOR AVENUE AND SWIFT STREET.
 3. SITE PLAN BY NORTHWEST ENGINEERING SERVICES LLC JANUARY, 2006

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:
LIMITED CONTENT BOUNDARY SURVEY-- CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH THE PROPERTY LINE INFORMATION FOR PLAT 77 LOT 869 TO FACILITATE A MINOR SUBDIVISION.

By: Curt A. Nunes (PLS Sg)
CURT A. NUNES (PLS PRINTED AND #)
LS-A395 (COA #)

NO.	DATE	REVISION	BY
1.	3/11/2021	ADD PARCEL B	CAN



COMMONWEALTH LAND SURVEYORS, INC.
4 PATRIOT STREET
ATTLEBORO, MASSACHUSETTS 02703
508-455-2634

OASIS OF GRACE MINOR SUBDIVISION PLAN
464 SILVER SPRING AVENUE
PLAT 77 LOT 869
IN PROVIDENCE, RHODE ISLAND

scale: 1"=20'
date: 2/17/2021

Drawn By:	CAN
Checked By:	CAN
Sheet	1 of 1
FILE NO.:	2020-055

OWNER/APPLICANT
OASIS OF GRACE CHURCH OF GOD
C/O PASTOR GINA RUSSO
464 SILVER SPRING AVENUE
PROVIDENCE, RI 02904