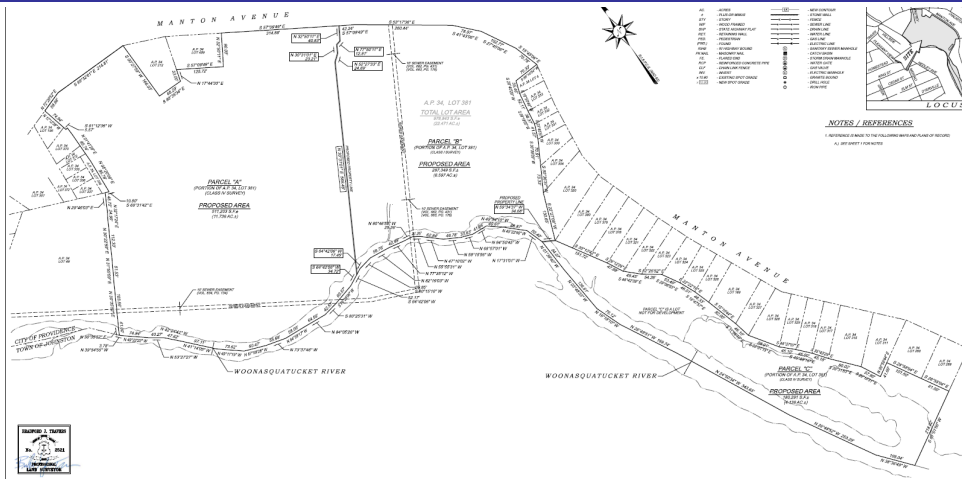


Providence City Plan Commission

March 15, 2022



AGENDA ITEM 3 ■ 850 MANTON AVE



Proposed subdivision



Aerial view of the site

OWNER/ APPLICANT:	Calvi Realty, Owner Alfred BlueDog Capital Partners LLC, Applicant	PROJECT DESCRIPTION:	Subdivision of a lot measuring approximately 978,843 SF (22.4 acres) into three lots of 511,203 SF (11.73 acres), 287,349 SF (6.59 acres) and 180,291 SF (4.13 acres)
CASE NO./ PROJECT TYPE:	22-007MI—Minor Subdivision		
PROJECT LOCATION:	850 Manton Ave AP 34 Lot 381; C-3 zoning district	RECOMMENDATION:	Approval of preliminary plan
NEIGHBORHOOD:	Manton	PROJECT PLANNER:	Choyon Manjrekar

PROJECT OVERVIEW

The subject lot measures approximately 978,843 SF (22.4 acres) and is occupied by some commercial development in the eastern portion of the site with the rest vacant. The applicant is proposing to subdivide the site into three lots of 511,203 SF (11.73 acres) - Parcel A, 287,349 SF (6.59 acres) - Parcel B and 180,291 SF (4.13 acres) - Parcel C, which will be a lot that is not for development. Parcel B is proposed for use a self-storage facility with the existing development on Parcel A.

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 foster the expansion of business, commercial and industrial uses. The subdivision would be in conformance with the plan as it would allow for development that conforms to this designation.

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

New lots in the C-3 zone are not required to meet a minimum lot size or pervious surface limit. Parcel A will be occupied by a shopping center and related commercial uses, a self-storage facility is proposed parcel B and parcel C will be a lot not for development. The resultant uses are permitted by right and the subdivision will conform to the dimensional requirements of the ordinance for this zone.

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.*

There are no constraints to development as the subdivision will result in three conforming lots.

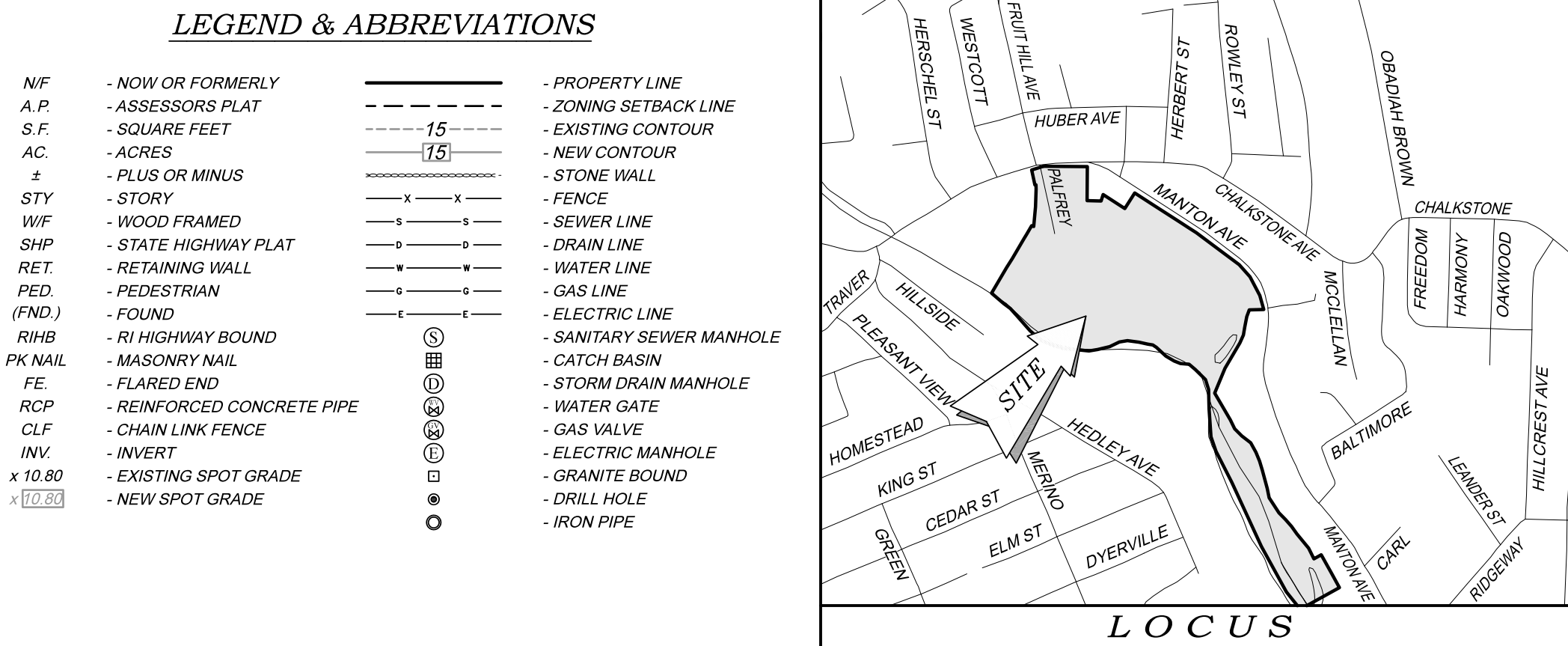
5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Vehicular and pedestrian access to the newly created lots will be provided from Manton Ave.

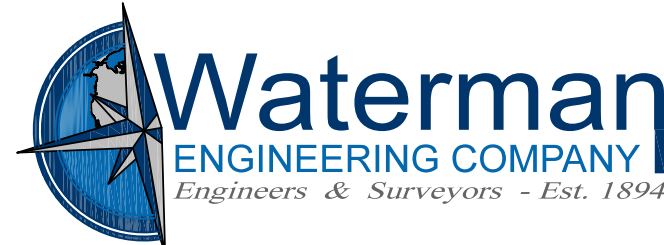
Recommendation

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 recording of the approval letter.
2. Final plan approval should be delegated to DPD staff.

[illegible]

NO	DATE	REVISION	CHECKED BY	
<p align="center"><i>MINOR SUBDIVISION PLAN</i> <i>ASSESSORS PLAT 34, LOT 381</i> <i>MANTON AVENUE</i> <i>PROVIDENCE, RHODE ISLAND</i></p>			PROJECT NO: <i>21-019</i>	
			SCALE: <i>1" = 40'</i>	
			DATE: <i>02/16/2022</i>	
			DRAWN BY: <i>EJP</i>	
<p align="center"><i>BLUEWOOD CAPITAL PARTNERS, LLC</i> <i>ONE CUSTOM HOUSE STREET, SUITE 4</i> <i>PROVIDENCE, RHODE ISLAND 02903</i></p>			CHECKED BY: <i>EJP</i>	
			FEE/NAME: <i>21-019 MS1</i>	
			<i>1</i> of <i>2</i> SHEETS	
			DRAWING # <i>MS1</i>	



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CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS

<u>TYPE OF BOUNDARY SURVEY:</u>	<u>MEASUREMENT / ACCURACY SPECIFICATION</u>
COMPILED PLAN	IV (PARCELS "A" & "C")
LIMITED CONTENT BOUNDARY SURVEY	I (PARCEL "B" ONLY)
<u>OTHER TYPE OF SURVEY:</u>	
DATA ACCUMULATION	III
PARTIAL TOPOGRAPHIC SURVEY	7-1 (PARCEL "B" ONLY ~ PLAN REF 1(H))

MINOR SUBDIVISION TO DIVIDE A.P. 34, LOT 381 INTO PARCELS "A", "B", & "C" AS SHOWN.

THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON FOR PARCELS "A" & "C" DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.

BY:  2521 02/16/2022
BRADFORD J. TRAVERS, P.L.S. REG. NO. DATE
WATERMAN ENGINEERING COMPANY (COA No. LS.0004483)

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