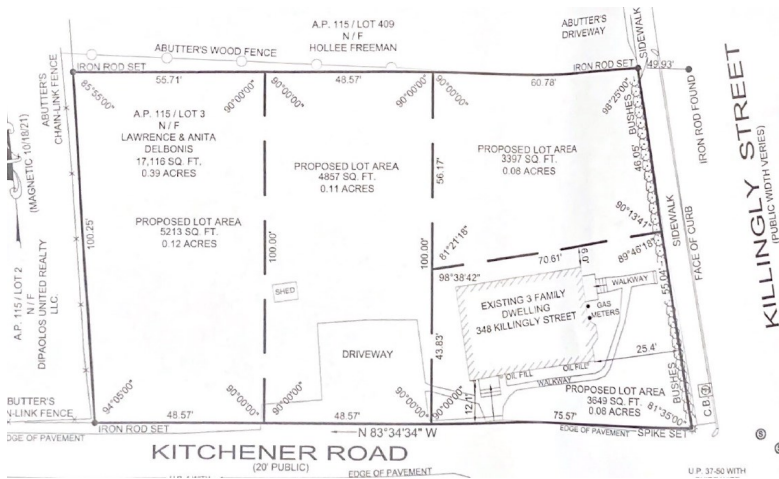


# Providence City Plan Commission

April 19, 2022



## AGENDA ITEM 4 ■ 348-350 KILLINGLY STREET



Proposed subdivision



View of dwelling



Aerial view of the site

|                                    |  |                             |   |
|------------------------------------|--|-----------------------------|---|
| <b>OWNER/<br/>APPLICANT:</b>       | Lawrence and Anita Delbonis                                      | <b>PROJECT DESCRIPTION:</b> | Subdivision of a lot measuring 17,117 SF and zoned R-1 into three lots of 5,552 SF, 5,565 SF and 6,002 SF |
| <b>CASE NO./<br/>PROJECT TYPE:</b> | 22-020MI—Minor<br>Subdivision                                    |                             |   |
| <b>PROJECT<br/>LOCATION:</b>       | 348-350 Killingly Street<br>AP 115 Lot 3; R-1 zoning<br>district | <b>RECOMMENDATION:</b>      | Approval of preliminary plan  |
| <b>NEIGHBORHOOD:</b>               | Hartford   | <b>PROJECT PLANNER:</b>     | Choyon Manjrekar  |

## PROJECT OVERVIEW

The subject lot measures approximately 17,117 SF and is occupied by a three family dwelling. The applicant is proposing to subdivide the lot into three lots of 5,552 SF, 5,565 SF and 6,002 SF, on which the existing dwelling will be located. A zone change to rezone the lot to R-3 has been requested, which will legalize the existing dwelling and allow for development of one-, two- or three-family dwellings on the resulting lots.

## 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 shows as on the border between areas designated for single family housing and business/mixed use development. Multifamily development is also located in proximity, within the single family residential designation. The applicants have requested a zone change to R-3 to allow for subdivision and development of new one-, two- or three-family dwellings.

As the future land use map is not intended for parcel level analysis, the zone change and subdivision of the lots would allow for development that is in closer character with the surrounding neighborhood which is characterized by business and multifamily uses. The subdivision would conform to the plan's intent of residential and commercial uses in proximity to each other. Subdivision would allow for construction of one-, two- or three family dwellings that would conform to objective H-2 of the plan which encourages creation of new housing.

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

New lots in the R-3 zone are required to meet a minimum lot size of 5,000 SF and a width of 50'. The lots will meet these requirements. The three family dwelling will comply with the ordinance upon approval of the zone change to R-3.

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 lots that conform to the dimensional requirements of the R-3 zone.

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 Killingly Street and Kitchener Road.

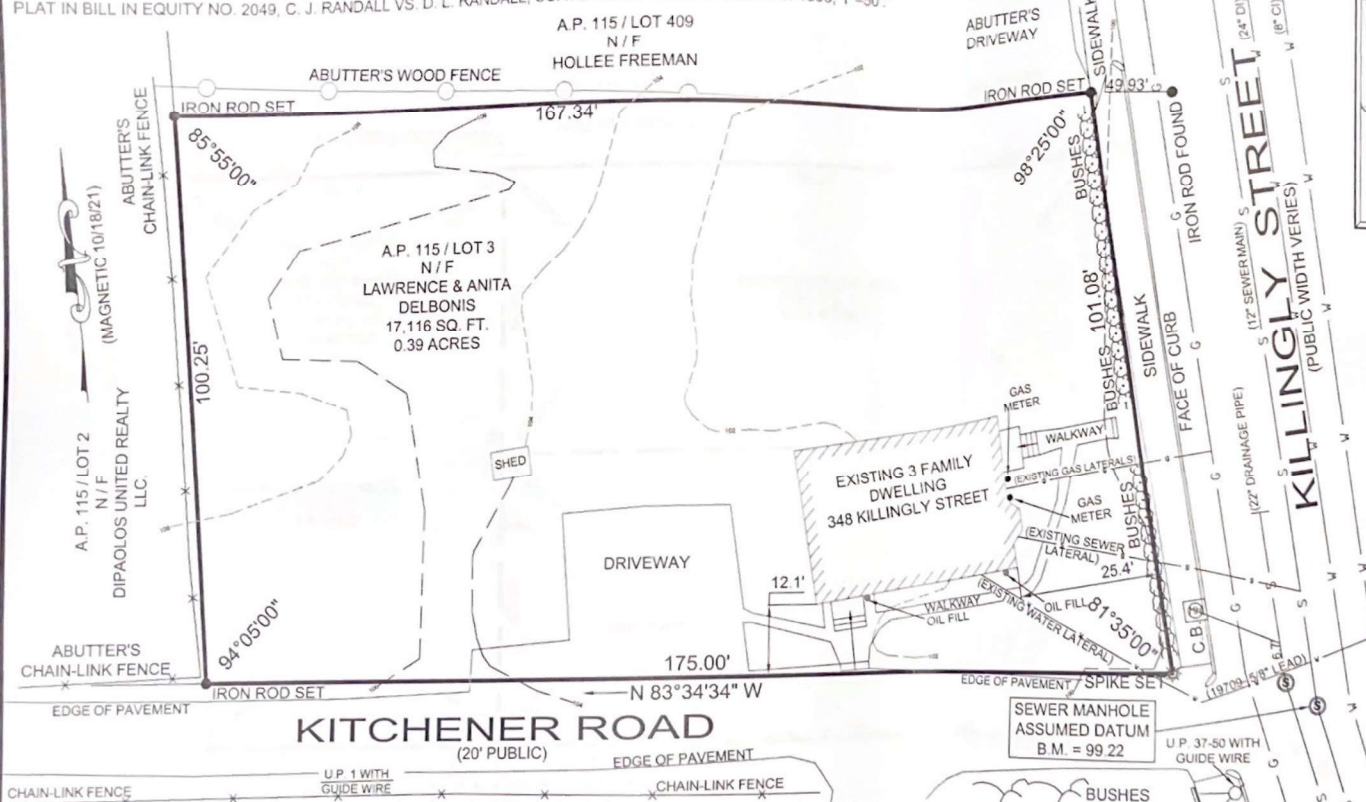
**Recommendation**

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 and 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 shall be subject to approval of the zone change to R-3.
3. Final plan approval should be delegated to DPD staff.

# REFERENCE:

1. DEED BK 2814 / PG.114
2. DEED BK.1886 / PG.157-159
3. PC 797 ENTITLED, "PLAT OF LAND BELONGING TO THE ESTATE OF W. M. RANDALL, DECD. IN JOHNSTON, R.I. COMMISSIONERS PLAT IN BILL IN EQUITY NO. 2049, C. J. RANDALL VS. D. L. RANDALL, SURVEYED BY W. M. F. KING FEB. 1883, 1"=50'."



LOCUS MAP  
NOT TO SCALE

## ZONING DISTRICT R-1

|  |                   |
|--|-------------------|
| MINIMUM LOT AREA:                          | NONE              |
| MINIMUM LOT FRONTAGE:                      | NONE              |
| MINIMUM SETBACKS FRONT:                    | AVERAGE ALIGNMENT |
| SIDE:                                      | 6 FT.             |
| CORNER SIDE AVERAGE ALIGNMENT:             | 25 FT.            |
| REAR:                                      | 25 FT.            |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE:       | 65%               |
| MAXIMUM REAR IMPERVIOUS SURFACE COVERAGE:  | 50%               |
| MAXIMUM FRONT IMPERVIOUS SURFACE COVERAGE: | 33%               |
| ARTICLE 15-1 TREE CANOPY COVERAGE:         | 30%               |

## BOUNDARY STAKE-OUT SURVEY

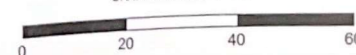
A.P. 115 / LOT 3  
348 KILLINGLY STREET  
PROVIDENCE, R.I. 02909  
SCALE: 1"=20' DATE: OCTOBER 20, 2021

PREPARED FOR:  
DANIEL DELBONIS  
221 ADMIRAL STREET  
PROVIDENCE, R.I. 02908

PREPARED BY:  
OCEAN STATE PLANNERS, INC.  
1255 OAKLAWN AVENUE, CRANSTON, RI 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10104 / DWG. NO. 10104 - (ZTDS)

GRAPHIC SCALE / 1" = 20'



## SURVEY CLASSIFICATION:

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:

TYPE OF BOUNDARY SURVEY:  
LIMITED CONTENT BOUNDARY SURVEY  
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:  
CLASS I  
CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 10/25/21  
RICHARD T. BZDYRA PLS. LICENSE #1786; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY:  
RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

