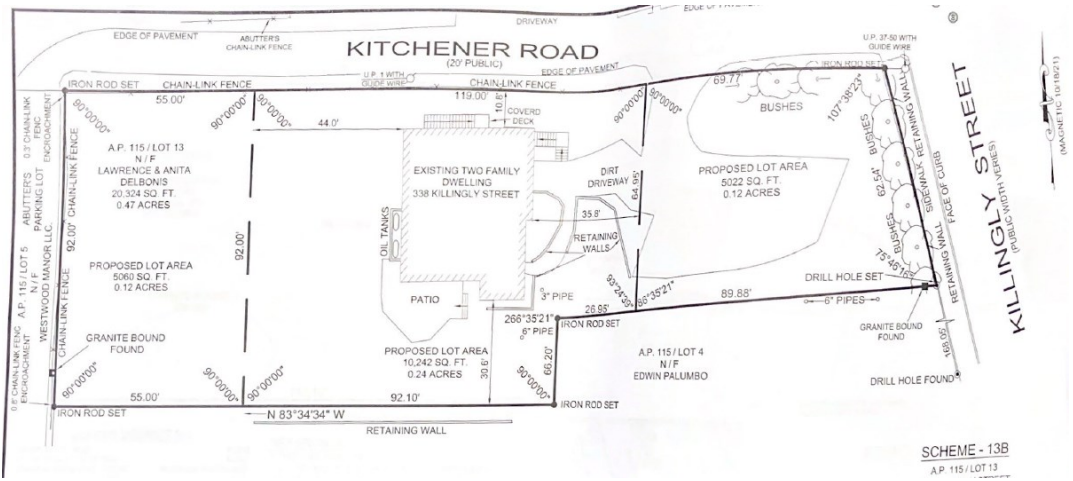


# Providence City Plan Commission

April 19, 2022



## AGENDA ITEM 5 ■ 338 KILLINGLY STREET



Proposed subdivision



View of dwelling



Aerial view of the site

<b>OWNER/ APPLICANT:</b>	Lawrence and Anita Delbonis	<b>PROJECT DESCRIPTION:</b>	Subdivision of a lot measuring 20,324 SF and zoned R-1 into three lots of 5,060 SF, 5,022 SF and 10,242 SF
<b>CASE NO./ PROJECT TYPE:</b>	22-021MI—Minor Subdivision	<b>RECOMMENDATION:</b>	Approval of preliminary plan
<b>PROJECT LOCATION:</b>	338 Killingly Street AP 115 Lot 13; R-1 zoning district	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Hartford		

## PROJECT OVERVIEW

The subject lot measures approximately 20,324 SF and is occupied by a two family dwelling. The applicant is proposing to subdivide the lot into three lots of 5,060 SF, 5,022 SF and 10,242 SF, on which the existing two family 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 two 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.

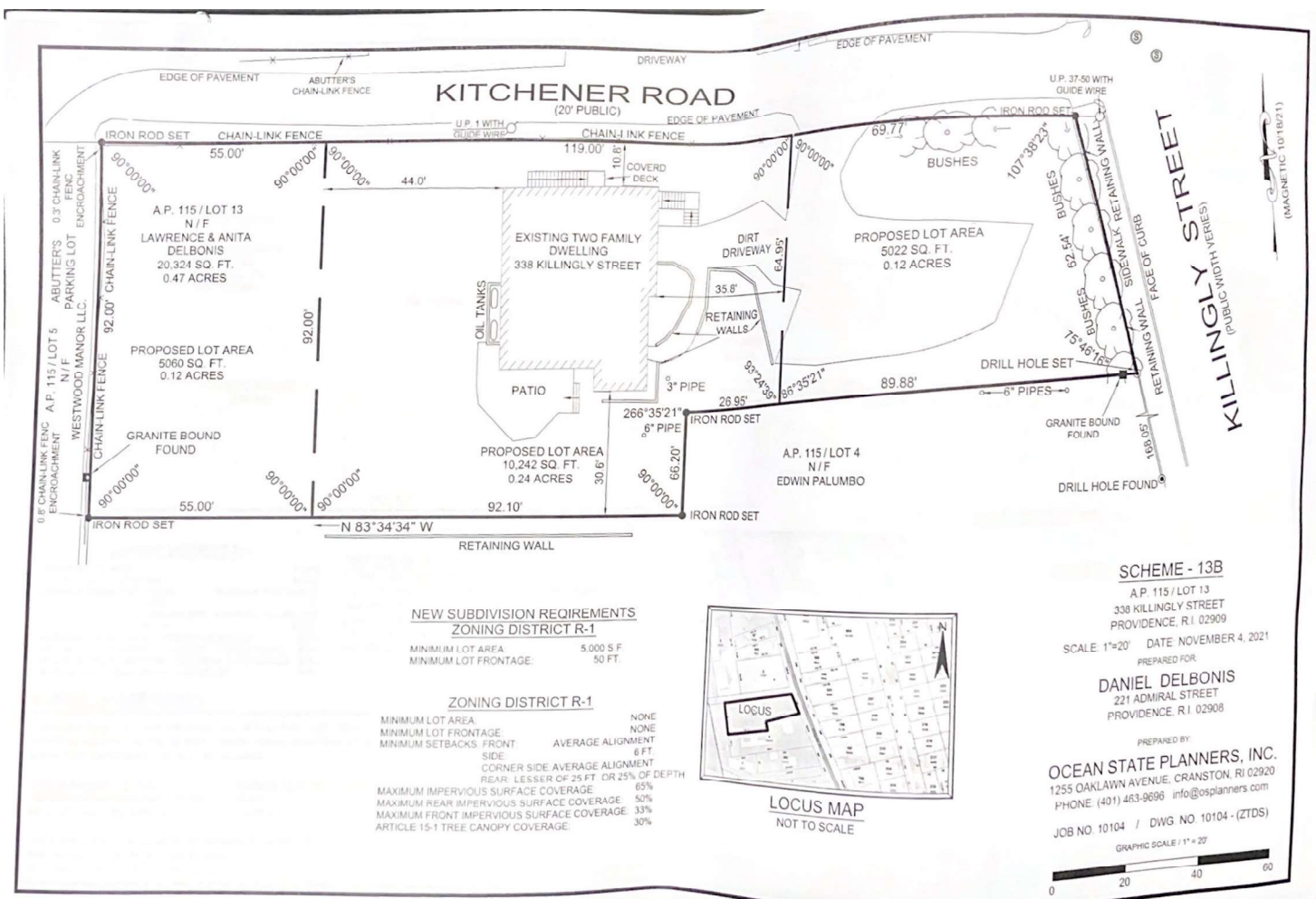
5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

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.



**NEW SUBDIVISION REQUIREMENTS  
ZONING DISTRICT R-1**

MINIMUM LOT AREA 5,000 S.F.  
MINIMUM LOT FRONTAGE 50 FT.

**ZONING DISTRICT R-1**

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



**LOCUS MAP**  
NOT TO SCALE

**SCHEME - 13B**

A.P. 115 / LOT 13  
338 KILLINGER STREET  
PROVIDENCE, R.I. 02909

SCALE: 1"=20' DATE: NOVEMBER 4, 2021

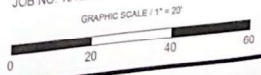
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JOB NO. 10104 / DWG NO. 10104 - (ZTDS)



(MAGNETIC 10/18/21)