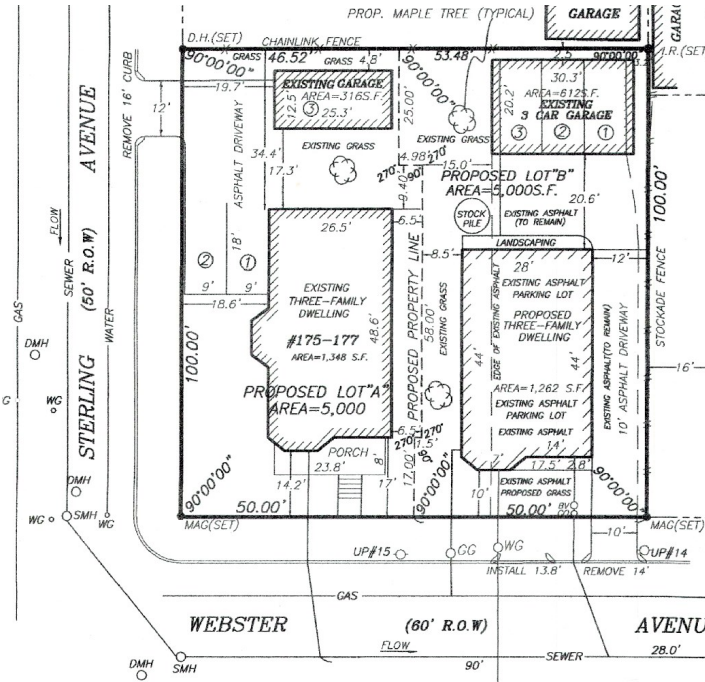


Providence City Plan Commission

August 30, 2022



AGENDA ITEM 1 ■ 175-177 WEBSTER AVE



Proposed subdivision



Aerial view of the site

OWNER/ APPLICANT:	Kenol Cadet	PROJECT DESCRIPTION:	Subdivision of a lot measuring 10,000 SF into two lots of 5,000 SF
CASE NO./ PROJECT TYPE:	22-039MI—Minor Subdivision	RECOMMENDATION:	Approval of preliminary plan
PROJECT LOCATION:	175-177 Webster Street AP 108 Lot 527; R-3 zoning district	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Silver Lake		

PROJECT OVERVIEW

The subject lot measures 10,000 SF in the R-3 zone and is occupied by a three family dwelling in the southern portion of the lot with the rest of the lot vacant. The applicant is proposing to subdivide the lot into two lots of 5,000 SF.

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 medium density residential development, which the plan describes as areas with one to three family dwellings on lots that measure between 3,200 to 5,000 SF. 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.*

The proposed lots will meet the minimum dimensional requirements of the R-3 zone with an area of 5,000 SF and a lot width of 50'. The new lot line will meet the minimum setbacks from primary and accessory structures. Both lots will not exceed the allowable limits of impervious surface and building coverage upon subdivision.

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 significant 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 two 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 Webster Street and Sterling 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.