

Providence City Plan Commission

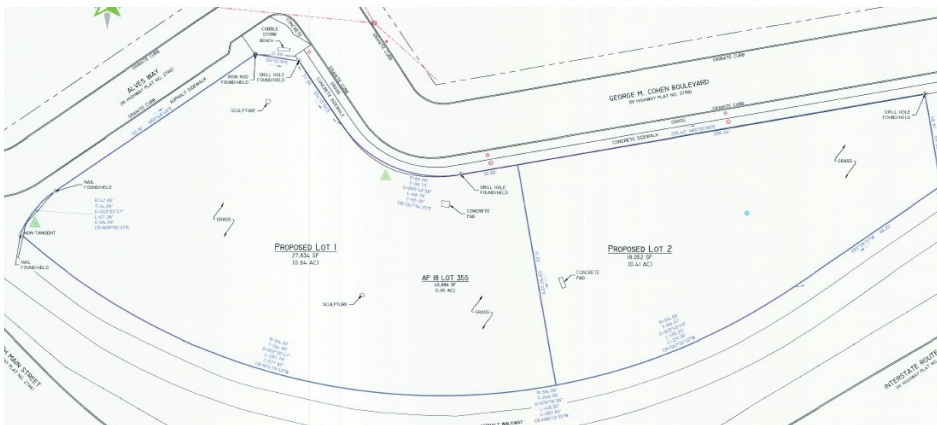
March 21, 2023



AGENDA ITEM 5 ■ 55 GEORGE M COHAN BOULEVARD



Aerial view of site



Proposed survey

OWNER/ APPLICANT:	I-195 Redevelopment District	PROJECT DESCRIPTION:	Subdivision of a lot measuring approximately 45,886 SF into two lots of 27,834 SF and 18,052 SF
CASE NO./ PROJECT TYPE:	23-013MI—Minor Subdivision		
PROJECT LOCATION:	55 George M Cohan Boulevard	RECOMMENDATION:	Approval of preliminary plan
NEIGHBORHOOD:	Fox Point	PROJECT PLANNER:	Choyon Manjrekar

PROJECT OVERVIEW

The applicant is proposing to subdivide the subject lot which measures approximately 45,886 SF into two lots of 27,834 SF and 18,052 SF. It is vacant and zoned C-2.

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 neighborhood commercial/mixed use development, which the plan describes as areas intended for local neighborhood needs including convenience retail, services and offices. The subdivision would result in two lots that could accommodate these uses, which would be in conformance with the plan's intent.

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

The C-2 zone does not have minimum dimensional requirements or impervious coverage limits. Each lot will exceed 5,000 SF and provide over 50' of frontage.

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.*

No development constraints are expected 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 George M Cohan Boulevard and Alves Way.

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, which has been requested by the applicant in writing.
2. Final plan approval should be delegated to DPD staff.