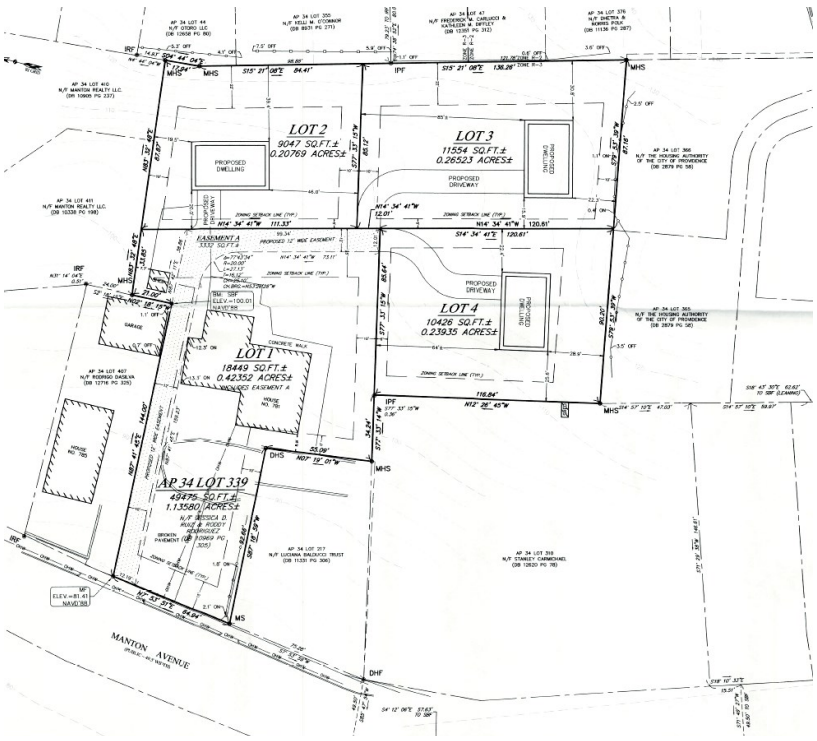


# Providence City Plan Commission

March 21, 2023



## AGENDA ITEM 6 ■ 781 MANTON AVE



Aerial view of site

Proposed survey

<p><b>OWNER/ APPLICANT:</b></p>	<p>Roddy Rodriguez</p>	<p><b>PROJECT DESCRIPTION:</b></p>	<p>Subdivision of a lot measuring 49,615 SF into four lots of 18,449 SF, 9,047 SF, 11,554 SF and 10,426 SF</p>
<p><b>CASE NO./ PROJECT TYPE:</b></p>	<p>23-016MI—Minor Subdivision</p>	<p><b>RECOMMENDATION:</b></p>	<p>Approval of preliminary plan</p>
<p><b>PROJECT LOCATION:</b></p>	<p>781 Manton Ave AP 34 Lot 339; R-2 zoning district</p>	<p><b>PROJECT PLANNER:</b></p>	<p>Choyon Manjrekar</p>
<p><b>NEIGHBORHOOD:</b></p>	<p>Manton</p>		

## PROJECT OVERVIEW

The applicant is proposing to subdivide the subject lot which measures approximately 49,615 SF in the R-2 zone, into four lots of 18,449 SF, 9,047 SF, 11,554 SF and 10,426 SF. The lot is occupied by a three family dwelling which can be accessed from Manton Ave. The subdivision will result in four lots with the existing dwelling on one lot and the new lots located to the rear and side of the building.

## 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 low density residential development, which the plan describes as areas intended for one and two family dwellings in detached structures on separate lots ranging from 3,200 SF to 5,000 SF and higher. The subdivision would result in four lots that could accommodate these uses, which would conform to the plan's intent.

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-2 zone require a minimum lot size of 5,000 SF and 50' of lot width. All lots will meet and exceed this limit. The use of the dwelling as a three family will not affect compliance with the ordinance as the lot area will not be reduced below the minimum for a new subdivision. Per the plan, the applicant will exceed the amount of front yard paving on lot 1 with approximately 52% paved, exceeding the 33% limit. The subdivision will not trigger a requirement to conform to the ordinance per section 2004.C of the ordinance. However, the applicant can increase the amount of pervious surface on site to bring it into closer conformance. Based on provided plans, the applicant can avail of opportunities to introduce more pervious surface at the rear of the house and adjacent to the parking area.

No development is currently proposed for each of the lots but it is likely that zoning relief will be required as they are landlocked and may be unable to meet certain dimensional requirements.

The canopy coverage for the lots has not been indicated, but it appears that the area behind the house is heavily wooded and can meet the canopy coverage requirement for the entire development. It is unclear how many of the trees are significant and will require preservation. The final plan shall include the canopy coverage calculation with significant trees identified, under the supervision of the City Forester.

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 four lots that conform to the minimum dimensional standards of the 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.*

The subject lot is occupied by a dwelling which is accessed by a driveway originating on Manton Ave. According to the plan, the driveway will be extended to the east and south, which will provide access to the other lots. An

easement agreement should be enacted to allow for movement between lots.

**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 pursuant to a written request received from the applicant.
2. The final plan shall identify the location of all significant trees as verified by the City Forester. Any development of the lots shall ensure full conformance with the canopy coverage requirement.
3. The applicant shall enact an easement agreement which will be recorded with the final plan to allow for movement between the lots.
4. Final plan approval should be delegated to DPD staff.