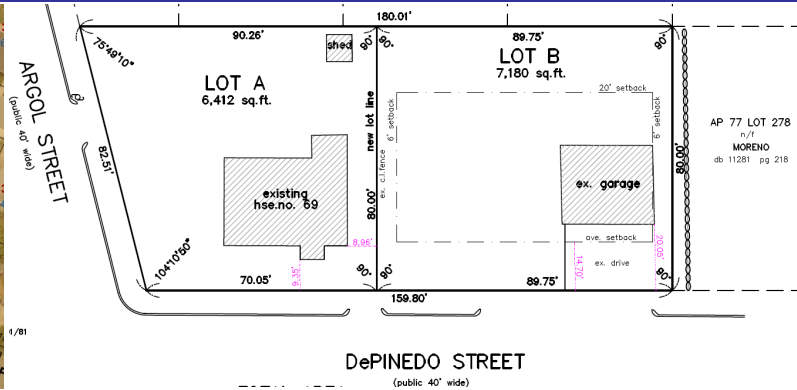


# Providence City Plan Commission

April 28, 2023



## AGENDA ITEM 2 ■ 69 DEPINEDO STREET



Aerial view of site

Proposed survey



View from De Pinedo Street

<b>OWNER/ APPLICANT:</b>	Adrian Dalomba and Kyle Bell	<b>PROJECT DESCRIPTION:</b>	Subdivision of a lot measuring approximately 13,584 SF into two lots of 6,412 SF and 7,180 SF
<b>CASE NO./ PROJECT TYPE:</b>	23-024MI—Minor Subdivision	<b>RECOMMENDATION:</b>	Approval of preliminary plan
<b>PROJECT LOCATION:</b>	69 De pinedo Street AP 77 Lot 275; R-2 zoning district	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Charles		

## PROJECT OVERVIEW

The applicants are proposing to subdivide the subject lot which measures approximately 13,584 SF into two lots of 6,412 SF and 7,180 SF. It is occupied by a two family dwelling and a garage in the R-2 zone. The subdivision is proposed to allow for construction of a second two family dwelling and would result in the dwelling and garage on separate 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 has designated for low density residential development, which the plan describes as areas intended for development of one to two unit structures on separate lots. The subdivision would result in two lots that can accommodate these uses, which conforms 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 area of 5,000 SF and 50' of frontage. The lots will meet these requirements. However, the existing garage will be located on a separate lot upon subdivision. Upon subdivision, the existing garage will be the sole accessory structure on a separate lot, which is prohibited by the zoning ordinance. The applicant can remediate this condition prior to final plan approval by demolishing the garage or obtaining a building permit for a principal structure. The final plan is required to conform to the landscaping requirement and indicate conformance with the pervious surface limits.

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 and if all conditions of approval are met.

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 De Pinedo 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 applicant shall obtain a building permit for a principal dwelling or demolish the garage prior to final plan approval.
2. The final plan shall indicate conformance with the canopy coverage requirement and pervious surface limits.
3. 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.
4. Final plan approval should be delegated to DPD staff.