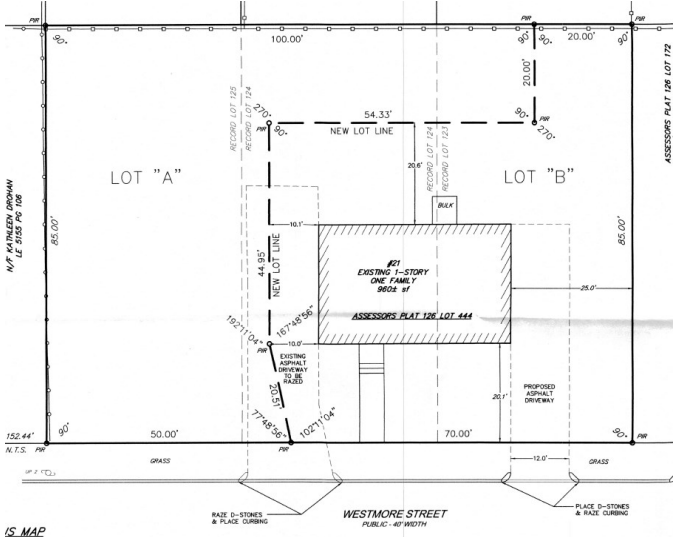


Providence City Plan Commission

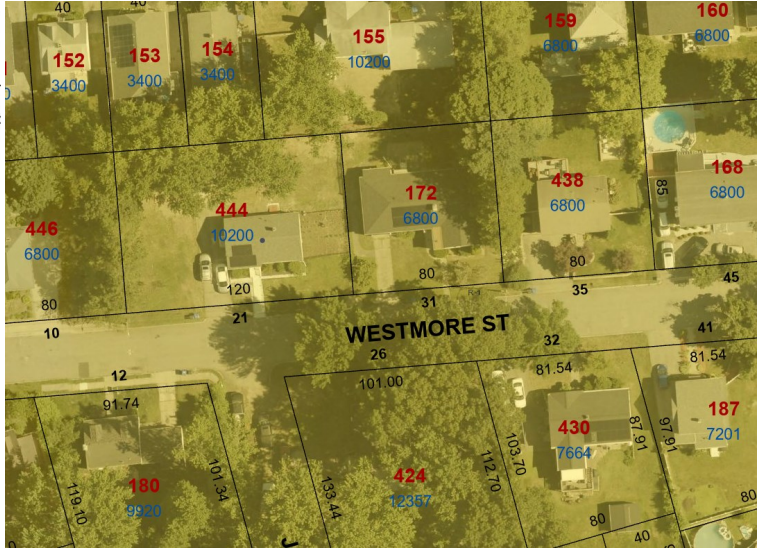
May 16, 2023



AGENDA ITEM 3 ■ 21 WESTMORE STREET



Proposed survey



Aerial view of site

OWNER/ APPLICANT:	Maricela Hernandez	PROJECT DESCRIPTION:	Subdivision of a lot measuring 10,200 SF into two lots of 5,012 SF and 5,187 SF
CASE NO./ PROJECT TYPE:	23-027MI—Minor Subdivision	RECOMMENDATION:	Approval of preliminary plan
PROJECT LOCATION:	21 Westmore Street AP 126 Lot 444; R-1 zoning district	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Reservoir		

PROJECT OVERVIEW

The applicant is proposing to subdivide the subject lot which measures approximately 10,200 SF in the R-1 zone, into two lots of approximately 5,012 SF and 5,187 SF. The lot is occupied by a single family dwelling which can be accessed from Westmore Street. The subdivision will result in two 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 single family residential development, which the plan describes as areas intended for single family dwellings in detached structures on separate lots ranging from 3,200 SF to 5,000 SF and higher. The subdivision would result in two lots that can 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-1 zone require a minimum lot size of 5,000 SF and 50' of lot width. The lots will meet and exceed this limit. Lot A, the newly created vacant lot will have a slightly angled interior side lot line to provide the 50' lot width. A jog has been created in the rear of lot A to provide enough area for approximately 5,007 SF, to meet the minimum lot size requirement. The existing dwelling will be located on lot B which will have an area of approximately 5,187 SF and a width of 70'. A driveway that exists on the west side of the dwelling on Lot B will be removed and moved to the east of the building. The new lot line will meet the respective interior and rear yard setbacks of 10' and 20'6" from the existing dwelling on lot B.

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 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.*

Adequate vehicular and pedestrian access will be provided from Westmore Street.

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. Final plan approval should be delegated to DPD staff.