

# Providence City Plan Commission

June 20, 2023



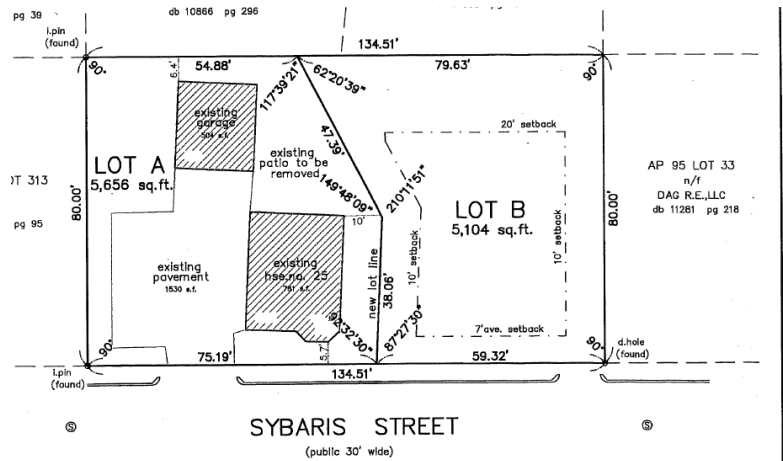
## AGENDA ITEM 7 ■ 25 SYBARIS STREET



Aerial view of site



View from Sybaris Street



**OWNER/  
APPLICANT:** Kyle Bell

**PROJECT DESCRIPTION:** Subdivision of a lot measuring approximately 10,760 SF into two lots of 5,656 SF and 5,104 SF

**CASE NO./  
PROJECT TYPE:** 23-035MI—Minor  
Subdivision

**RECOMMENDATION:** Approval of preliminary plan

**PROJECT  
LOCATION:** 25 Sybaris Street  
AP 95 Lot 311; R-2 zoning  
district

**NEIGHBORHOOD:** Mt Pleasant

**PROJECT PLANNER:** Choyon Manjrekar

## PROJECT OVERVIEW

The applicant is proposing to subdivide the subject lot which measures approximately 10,760 SF into two lots of 5,656 SF and 5,104 SF. It is occupied by a two family dwelling and a garage in the R-2 zone. The subdivision is being proposed to allow for construction of a second two family dwelling on the newly created lot.

## 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 lot width. The lots will meet these requirements with both exceeding the minimum area and providing 75' and 59' of lot width. The existing dwelling and garage will be located on the larger lot. A setback of 10' will be maintained from the house to the new lot line as the width exceeds 50'. The newly created lot will meet the dimensional requirements of the ordinance but will be irregularly shaped as the lot line will maintain the 10' setback from the house, extend north from the front lot line for 38' and intersect with the rear lot line turning an angle of 149°.

Based on a site visit, the DPD found that lot 'A', which would contain the house, would exceed the allowable amount of total impervious surface coverage due to existing paving around the parking area and in the rear of the lot. The applicant is required to remediate the condition by removing the paving and replacing it with pervious surface. Per the plan, the amount of impervious surface in the rear yard will be reduced to 49% and the total impervious coverage will be within the 65% coverage limit. The final plan shall reflect this condition subject to the excess paving being removed.

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 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 Sybaris 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 applicant shall meet the impervious surface coverage limit requirement on the new lot by removing the excess paving.
2. The final plan shall indicate conformance with the canopy coverage requirement.
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.