

Providence City Plan Commission

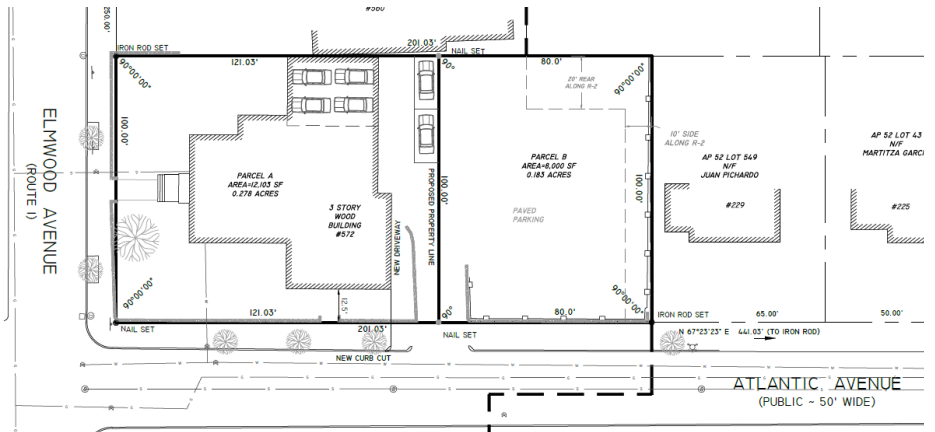
June 20, 2023



AGENDA ITEM 2 ■ 572 ELMWOOD AVE



Aerial view of site



Proposed survey



View from Elmwood Ave

**OWNER/
APPLICANT:** 103 Evergreen LLC

PROJECT DESCRIPTION: Subdivision of a lot measuring approximately 20,103 SF into two lots of 12,103 SF and 8,000 SF

**CASE NO./
PROJECT TYPE:** 23-037MI—Minor
Subdivision

RECOMMENDATION: Approval of preliminary plan

**PROJECT
LOCATION:** 572 Elmwood Ave
AP 52 Lot 19; C-2 zoning
district

NEIGHBORHOOD: Elmwood

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The applicants are proposing to subdivide the subject lot which measures approximately 20,103 SF into two lots of 12,103 SF and 8,180 SF. It is occupied by a building used for group quarters that provides 12 bedrooms.

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 pedestrian and transit oriented uses which include retail, services and housing. 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.*

The C-2 zone does not have minimum dimensional requirements or impervious coverage limits. Each lot will exceed 5,000 SF and have over 50' of frontage. The applicant is required to conform to the parking requirement for the existing building as the new lot will exceed 10,000 SF. Three spaces are required for 12 bedrooms to meet the group quarters parking requirement of one parking space per four bedrooms. The applicant will meet the parking requirement by providing six spaces. Four internal to the building and two tandem spaces in the rear yard.

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 Elmwood Ave and Atlantic 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 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.