

Providence City Plan Commission

August 15, 2023



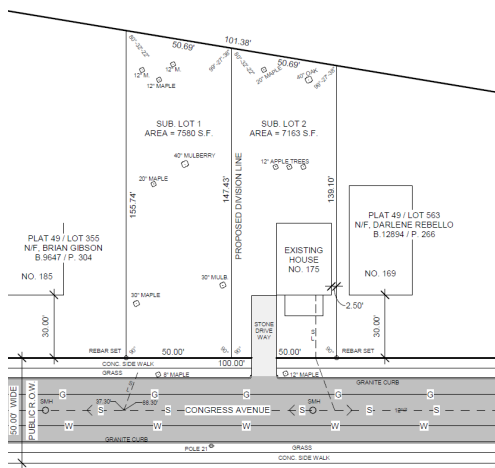
AGENDA ITEM 6 ■ 175 CONGRESS AVE



Aerial view of site



View from Congress Street



Proposed survey

**OWNER/
APPLICANT:** Maxton Investments LLC

PROJECT DESCRIPTION: Subdivision of a lot measuring approximately 14,742 SF into two lots of 7,580 SF and 7,163 SF.

**CASE NO./
PROJECT TYPE:** 23-041 MI—Minor
Subdivision

**PROJECT
LOCATION:** 175 Congress Street

RECOMMENDATION: Approval of preliminary plan

AP 49 Lot 339; R-2 zoning district; Historic District Overlay

NEIGHBORHOOD: Elmwood

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The applicant is proposing to subdivide the subject lot which measures approximately 14,742 SF into two lots of 7,580 SF and 7,163 SF. The lot is zoned R-2 and occupied by a single family dwelling.

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 describes as those characterized by one to two family dwellings in detached structures on separate lots. The subdivision would result in two 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.*

Both lots will provide the minimum area of 5,000 SF and 50' of width required in the R-2 zone.

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 Congress 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, which has been requested by the applicant in writing.
2. Final plan approval should be delegated to DPD staff.