

Providence City Plan Commission

August 15, 2023



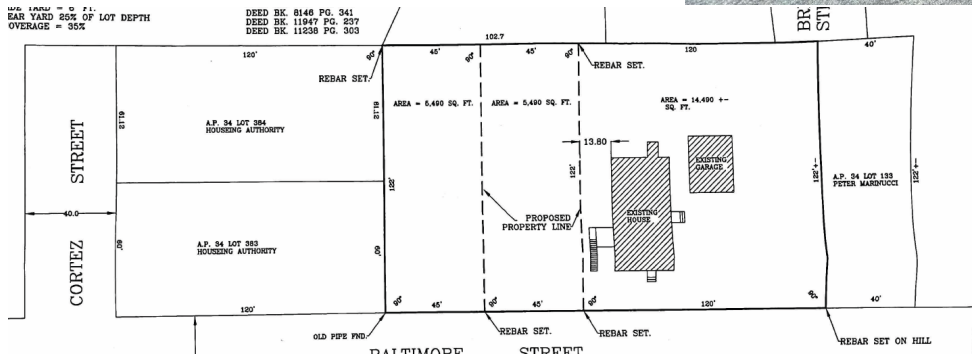
AGENDA ITEM 8 ■ BALTIMORE STREET



Aerial view of site



View from Baltimore Street



Proposed survey

OWNER/ APPLICANT:	Kathleen Jacotin	PROJECT DESCRIPTION:	Subdivision of a lot measuring 24,310 SF into three lots with one measuring 14,490 SF and two lots of 5,490 SF
CASE NO./ PROJECT TYPE:	23-042MI—Minor Subdivision	RECOMMENDATION:	Approval of preliminary plan
PROJECT LOCATION:	66 Baltimore Street AP 34 Lot 134; R-1 zone		
NEIGHBORHOOD:	Manton	PROJECT PLANNER:	Choyon Manjrekar

PROJECT OVERVIEW

The applicant is proposing to subdivide the subject lot which measures approximately 24,310 SF in the R-1 zone, into three lots with one measuring 14,490 SF and two lots of 5,490 SF. The applicant is simultaneously seeking a zone change to R-2.

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 separate lots. However, the applicant has applied for a zone change to R-2 as the lot is directly adjacent to the area corresponding to low density residential development, which is characterized by one to two family dwellings on separate lots. The subdivision would result in three lots that conform to the land use descriptions of both designations, 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.*

The R-2 zone requires a minimum lot size of 5,000 SF and 50' of width for new lots. Each lot will exceed 5,000 SF, but only be 45' wide. Zoning relief will be required for compliance with the ordinance. The applicant can apply for an administrative modification for lot width as the relief required is within 10% of the required amount.

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 three 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 Baltimore 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 based on a written request from the applicant.
2. The applicant is required to obtain an administrative modification or a zoning variance for lot width prior to final plan approval.
3. Final plan approval should be delegated to DPD staff.