

Providence City Plan Commission

November 14, 2023



AGENDA ITEM 3 - 116 BENEVOLENT STREET



Aerial view of site



View from Benevolent Street



Proposed survey

**OWNER/
APPLICANT:** Whisper Investments LLC

PROJECT DESCRIPTION: Subdivision of a lot measuring approximately 16,427 SF into two lots of 9,963 SF and 6,464 SF

**CASE NO./
PROJECT TYPE:** 23-053MI—Minor Subdivision

**PROJECT
LOCATION:** 116 Benevolent Street
AP 13 Lot 310; R-1 zoning district

RECOMMENDATION: Approval of preliminary plan

NEIGHBORHOOD: College Hill

PROJECT PLANNER: Choyon Manjrekar

PROJECT OVERVIEW

The applicant is proposing to subdivide the subject lot which measures approximately 16,427 SF into two lots of 9,963 SF and 6,464 SF. It is vacant and zoned R-1.

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 characterized by detached structures on separate lots ranging from 3,200 SF to over 7,500 SF. 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.*

Each lot will exceed 5,000 SF and provide over 50' of frontage, which meets the minimum requirement for creation of new lots in this 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 required 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 Benevolent 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.