



Application certified complete on \_\_\_\_\_  
 by \_\_\_\_\_  
*(for DPD office use only)*

**City of Providence - City Plan Commission  
 Application for Minor Subdivision**

**1. General Information**

Date: \_\_\_\_\_

A. Assessor's Plat(s): \_\_\_\_\_ Lot(s): \_\_\_\_\_

B. Street Address, if Applicable: \_\_\_\_\_

C. Applicant's Name and Address:

\_\_\_\_\_  
 \_\_\_\_\_

Telephone no: \_\_\_\_\_ E-mail address: \_\_\_\_\_

D. Owner's Name and Address (include all owners of property):

\_\_\_\_\_  
 \_\_\_\_\_

Telephone no: \_\_\_\_\_ E-mail address: \_\_\_\_\_

**2. Description of Change**

\_\_\_\_\_  
 \_\_\_\_\_

(a) Preferred assigned address(es) after subdivision (if available): \_\_\_\_\_

**3. Tax Obligation – Taxes shall be paid for the entirety of the fiscal year prior to submission**

Current Tax Obligation for Assessor's Plat(s): \_\_\_\_\_ Lot(s): \_\_\_\_\_

\_\_\_ has been met by the owner for the current fiscal year.

\_\_\_ has not been met by the owner (submission is not complete until taxes are paid).

**4. Agreement and Signatures**

For any and all minor subdivision applications where the law no longer requires a finding of "buildable lot" or "environmental impact," see R.I. Gen. Laws § 45-23-60(c), the owner and/or applicant understands and accepts that the lot may not be buildable due to other federal, state, or local regulations or building standards applicable to the lot(s). By signing this application, the owner and/or applicant expressly waives any claims of taking should a lot or lots created by subdivision not be buildable and further agrees to defend and indemnify the city against any and all such claims, however brought, and by whomever brought. The City of Providence strongly encourages the owner/applicant to obtain an advisory opinion from all agencies with regulatory authority or jurisdiction over this property prior to seeking a subdivision.

Applicant Signature: \_\_\_\_\_

Owner Signature(s): \_\_\_\_\_

**A pre-application meeting is strongly encouraged prior to preliminary plan submission. Please contact Principal Planner Choyon Manjrekar (tel. 401-680-8525, e-mail [cmanjrekar@providenceri.gov](mailto:cmanjrekar@providenceri.gov)) to schedule.**

## Procedure for filing a Minor Subdivision

1. A pre-application meeting is strongly encouraged prior to preliminary plan submission. Please contact Principal Planner Choyon Manjrekar (tel. 401-680-8525, e-mail [cmanjrekar@providenceri.gov](mailto:cmanjrekar@providenceri.gov)) to schedule.
2. Complete the minor subdivision application form. *All owners of all pieces of property must sign the form.* For items requiring Unified Development Review (UDR), a UDR application form should also be submitted.
3. Have a survey with the proposed changes prepared by a professional land surveyor registered in the State of Rhode Island. *All items listed under item 5 for the preliminary plan shall be included on the plan.*
4. Submit the application form, application fee(s), and checklist items 1-10, including four paper copies of the plan. Submit the packet to Choyon Manjrekar, Principal Planner, Department of Planning and Development (DPD), 444 Westminster Street, Providence 02903 (tel. 401-680-8525). Submit checklist items 11-14 as well if UDR is requested.
5. The DPD will conduct a review for completeness based on the required items. The DPD will notify the applicant of deficiencies in the application when a submission is deemed incomplete – see § 45-23-36(b).
6. The preliminary plan will be processed within 65 days of being certified complete, provided no UDR or street creation/extension is requested. Barring a major change finding, the final plan will be processed within 25 days of being certified complete. If the applicant submits blank confirmatory deeds, the DPD will enter the assigned lot numbers and addresses in the appropriate locations. Upon receiving final approval, the DPD will notify the applicant and return three stamped copies of the plan, three copies of the approval letter, and, if submitted, three copies of the confirmatory deeds. The applicant shall record said documents at the Recorder of Deeds office on the fifth floor of Providence City Hall at 25 Dorrance Street, Providence RI 02903.
7. There will be a recording fee of \$49.00 for a one-page document and \$1 for every additional copy. The recording fee for maps is \$45 and \$5 for each additional copy. Payment by check is preferred.
8. Upon recordation, the applicant shall return one copy of each recorded document to the DPD.
9. DPD staff will assign new lot numbers and addresses if required. DPD staff will update the plat maps and permitting database. Copies of the plan will be forwarded to relevant departments and agencies. A letter announcing the approval of the subdivision will be posted in the City Clerk's Office.

<b>Checklist for Minor Subdivision – Preliminary Plan</b>		
1		Completed and factually accurate online application signed by the applicant.
2		A notarized letter stating that the property owner(s) have granted their permission and consent for applicant to proceed with the application. Not required if the owner is the applicant.
3		Application fee(s).
4		Four paper copies of a land survey drawn to an appropriate scale such that all features are legible. Ten copies are required if the plan requires CPC review.  Surveys must be Class I. Size of the plan sheets shall be no smaller than 11" x 17". Multiple sheets shall include key map and shall be numbered sequentially (e.g., sheet 1 of 3, 2 of 3, etc.).
5		The survey shall include the following: <ul style="list-style-type: none"> <li>• Title of the subdivision plan that accurately reflects the property and proposed changes,</li> <li>• Date of plan preparation, with revision date(s), if any,</li> <li>• Plat and lot number(s) of the parcel(s) being subdivided,</li> <li>• Graphic scale and true north arrow,</li> <li>• Deed book and page number from the Recorder of Deeds for all lots,</li> <li>• Surveyor's stamp and certification,</li> <li>• Zoning district(s) and overlay district(s) of the parcel(s) being subdivided; if more than one district, zoning boundary lines must be shown on the plan,</li> <li>• Table listing dimensional requirements of the subject zone(s) in one column and indication of compliance with said regulations in a second column. At a minimum, the table shall include the following requirements: <ul style="list-style-type: none"> <li>• Lot size,</li> <li>• Lot width,</li> <li>• Maximum building coverage,</li> <li>• Maximum impervious coverage,</li> <li>• Minimum pervious coverage,</li> <li>• Front, side, and rear setback,</li> <li>• Factually accurate identification of all zoning deficiencies or non-compliance, if any, including with respect to non-dimensional requirements,</li> </ul> </li> <li>• Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines. Existing and proposed property lines shall show interior angles and distances, curves shall include radius, arc length, central angle, and tangent and chord length,</li> <li>• Locations of all significant trees as defined by Section 1503.B of the Zoning Ordinance,</li> <li>• Locations of all existing primary and accessory structures on the property,</li> <li>• Locations of all curb cuts,</li> <li>• Locations of all pervious and impervious surfaces,</li> <li>• Locations of all parking spaces,</li> <li>• Locations, names, and dimensions of public rights of way, easements, and rights of way within or adjacent to the subdivision parcel(s),</li> <li>• Any other items the administrative officer deems necessary to demonstrate zoning compliance</li> </ul>
6		Certified copies of deed(s) from the Recorder of Deeds for all parcels.
7		Counter bill or municipal lien certificate(s) from the Tax Collector showing zero balance due for the entire tax year for all parcels.

8		New legal descriptions/metes and bounds descriptions of all proposed lots. It is recommended to submit the description as an exhibit in draft confirmatory deeds for all new parcels. Leave blank areas for the insertion of new lot numbers and addresses.
9		Demonstration of zoning compliance or a cover letter plainly identifying any zoning deficiencies, non-compliance, or necessary relief, if any, including with respect to non-dimensional regulations.
10		Any other documents required by the Administrative Officer to demonstrate zoning compliance.
		<b>Items 11 – 14 are required for cases involving Unified Development Review (UDR) or street creation, which require a public hearing.</b>
11		Completed Unified Development Review (UDR) form for items that require zoning relief.
12		The names and addresses of owners of all properties, agencies, or communities requiring notification as required by the City of Providence Land Development and Subdivision Review Regulations.
13		The applicant shall notify owners of all properties, agencies, or communities requiring notification as required by the City of Providence Land Development and Subdivision Review Regulations.
14		Affidavit of mailings with proof of newspaper notice shall be required prior to issuance of a certificate of completeness.

		<b>Checklist for Minor Subdivision – Final Plan</b>
1		Four paper copies of the survey drawn to an appropriate scale such that all features are legible. Size of the plan sheets shall be no smaller than 11" x 17".  Multiple sheets shall include a key map and shall be numbered sequentially (e.g., sheet 1 of 3, 2 of 3, etc).
2		Any changes or requirements from the administrative officer or the Commission at the Preliminary Plan stage.
3		Demonstration of zoning compliance or a cover letter plainly identifying any zoning deficiencies, non-compliance, or necessary relief, if any, including with respect to non-dimensional regulations.
4		Any other documents required by the Administrative Officer to demonstrate zoning compliance.