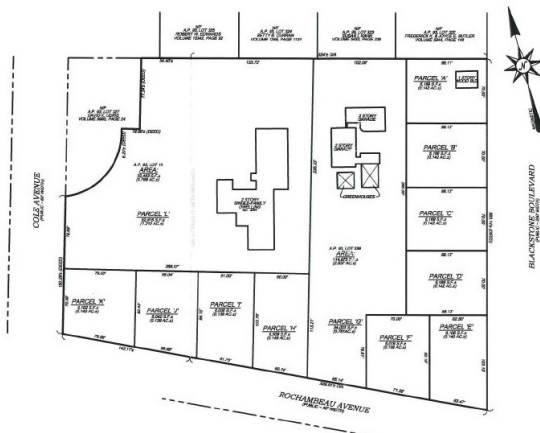


# Providence City Plan Commission

October 21, 2014



## AGENDA ITEM 1 ■ 440-460 ROCHAMBEAU AVE



Proposed subdivision plan



A portion of the lot frontage that will be subdivided

**OWNER/APPLICANT:** Leonard Granoff

**PROJECT DESCRIPTION:** Subdivision of two lots at 440 and 460 Rochambeau Ave. measuring approximately 33,453 SF and 114,873 SF respectively, into 12 lots.

**CASE NO./ PROJECT TYPE:** 14-031 MA—Major Subdivision

**PROJECT LOCATION:** 440-460 Rochambeau

**RECOMMENDATION:** Approval of Master Plan

**NEIGHBORHOOD:** Blackstone

**PROJECT PLANNER:** Choyon Manjrekar

## PROJECT OVERVIEW

The subject property is zoned R-1 and is composed of two lots that provide a combined area of approximately 3.4 acres. The main residential building is located on AP 93 Lot 14 (440 Rochambeau) and two story garages with greenhouses are located on AP 93 Lot 339 (460 Rochambeau). The applicant intends to subdivide the two lots into 12 buildable lots identified on the plan from "A" through "L." Lots in the R-1 zone are required to have at least 6,000 SF of minimum lot area. Based on plans provided, each lot meets this threshold. Should the subdivision be approved, the applicant could build single family dwellings on the newly created lots by right.

## 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 subdivisions.

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: The Comprehensive Plan* has designated for Single Family Residential Development. This designation is intended for the construction of single family residences on separate lots with an area between 3,200 and 6,000 SF. The proposed lots and resulting development would conform to what is intended by the plan and be similar to the development that can be observed around the site.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

The subject property is located in the R-1 zone. New lots in the R-1 zone require at least six thousand square feet of area and 60 feet of street frontage. Based on plans provided, each lot will provide the required frontage and meet the minimum lot size requirement. After subdivision, lot 14, where the main residence is located will measure approximately 52,815 SF and lot 339 with the garages will measure approximately 34,023 SF.

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 negative environmental impact.

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.*

The subdivision is not expected to pose any constraints to development and each lot meets the minimum lot size requirement for this zone.

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.*

The plan indicates that vehicular and pedestrian access from Lots "A" through "E" will be provided from Blackstone Boulevard. Rochambeau Ave will provide access to lots "F" through "K" and Cole Ave will provide access to Lot "L."

## Recommendation

Based on the analysis and findings contained in this report, the City Plan Commission should approve the master plan stage of the subdivision.