

# Providence City Plan Commission

September 28, 2021



## AGENDA ITEM 3 ■ TOLLING OF VARIANCES FOR DOWNTOWN PARKING LOTS

### OVERVIEW

<b>PETITIONERS:</b>	96-108 Pine Street LLC, PRI XIV LP, City Lofts LLC	<b>RECOMMENDATION:</b>	Recommend approval of the proposed amendment
<b>CASE NO./ PROJECT TYPE:</b>	CPC Referral 3500 Zoning Ordinance Amendment		
<b>PROJECT DESCRIPTION:</b>	Amendment of zoning ordinance to toll variances for Downtown parking lots until December 31, 2024	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

### Discussion

The petitioners are requesting that Article 604.G.4, which regulates off-street parking Downtown, be amended to include 604.G.4.h. The amendment would pertain to Downtown parking lots that operate through variances granted by the Zoning Board of Review (ZBR). The amendment would allow parking lots to continue to operate by tolling the expiration of the variances until December 31, 2024. Some of the lots that would be affected by this change include 179-197 Weybosset Street, 209 Fountain Street and 96-108 Pine Street which are owned by the petitioners. Per the petition, the relief is being requested due to the pandemic, which has affected demand for parking spaces and affected plans for the future development of the lots.

Given recent changes in the economy, the DPD would not object to temporarily extending the duration of relief. The extension should provide the petitioners with sufficient time to explore opportunities and develop plans for the lots.

### Recommendation

Based on the foregoing discussion, the DPD recommends that the CPC make a positive recommendation to the City Council to approve the proposed change.

CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned respectfully petitions your honorable body*

To adopt the following Ordinance:

No. \_\_\_\_, Chapter \_\_\_\_

AN ORDINANCE AMENDING CHAPTER 2014-39, NO. 513 "CITY OF PROVIDENCE ZONING ORDINANCE" ADOPTED NOVEMBER 24, 2014, EFFECTIVE DECEMBER 24, 2014, AS AMENDED.

WHEREAS, Article 6, Downtown District, of the zoning ordinance at Section 604.G, Off-Street Parking, prohibits parking lots in the D-1 District without approval of the Downtown Design Review Committee;

WHEREAS, certain parking lots in the City of Providence have received variances or other relief from the City allowing parking lots for limited time or with such relief expiring at certain dates; and

WHEREAS, the Covid-19 pandemic resulting from the novel coronavirus has caused demonstrable hardship to the City and its parking lots by reducing the use of parking spaces generally in the D-1 Downtown District, and has caused demonstrable delay in the rehabilitation, reuse and redevelopment of parking lots in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PROVIDENCE:

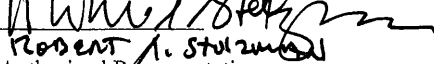
Section 1. Article 6, Section 604, G., Off-Street Parking, is hereby amended to add thereto a new Section 604.G.4.h. that shall read as follows:

h. Notwithstanding provisions in this ordinance to the contrary, parking lots in the D-1 District that were permitted by variance or other zoning relief granted by the City and in effect as of March 19, 2020, and but for such variance or other zoning relief would have expired thereafter, the expiration date for such variance or other zoning relief shall be tolled until December 31, 2024.


Section 2. This ordinance shall be effective upon passage by the Providence City Council, approval by the Mayor or by operation of law.

Respectfully submitted,

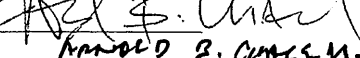
96-108 Pine Street LLC

By:   
Robert A. Stolz  
Its: Authorized Representative

PRI XIV, LP

By:   
John O. Mariani, a Priviledged person  
Its: Authorized Representative

City Lofts, LLC

By:   
Harold B. Conroy  
Its: Authorized Representative