

Providence City Plan Commission

June 21, 2022



AGENDA ITEM 3 ■ DOWNTOWN PARKING STRUCTURES

OVERVIEW

PETITIONER:	Chapel Parking LLC	RECOMMENDATION:	Recommend approval of the proposed amendment
CASE NO./ PROJECT TYPE:	CPC Referral 3521 Downtown Parking Structures		
PROJECT DESCRIPTION:	Amendment of zoning ordinance to allow for surface parking lots where parking structures are deemed unsafe	PROJECT PLANNER:	Choyon Manjrekar

Discussion

The petitioner is requesting to amend Section 1907 E.2.e of the zoning ordinance pertaining to emergency demolition of downtown structures. The petitioner is requesting that the ordinance be amended to include language pertaining to demolition of parking structures. The amendment would allow the footprint of parking structures that are found eligible for demolition by the Director of Inspection and Standards, to be used as parking lots, which are prohibited Downtown. The use would be considered nonconforming and developed in accordance with the ordinance's regulations for design of parking lots.

The DPD would prefer that vacant sites be developed instead of used as parking lots, which are prohibited by the ordinance and discouraged by the comprehensive plan. However, in cases where parking structures are found to be structurally deficient and require demolition, it would not be unreasonable to use the footprint for parking in the interim. As the use would be similar to that of a parking structure, a negative effect on the surroundings and neighboring property is not expected.

It is the DPD's opinion that allowing for an interim parking lot use would provide property owners 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

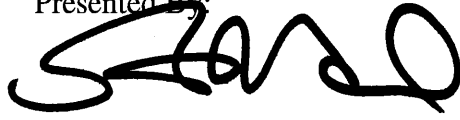
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions this honorable body:

I, Nicholas J. Hemond, Esq., on behalf of Chapel Parking, LLC owner of real property located at 50 Chapel Street, Providence, RI, hereby petition the City Council to change the Zoning Ordinance of the City of Providence by changing the text of Section 1907(E)(2)(e) as follows:

Emergency Demolition – Should the Director of the Department of Inspections and Standards determine that a structure is unsafe or hazardous and an imminent hazard to public safety for a reason such as being in danger of imminent collapse from damage caused by human action or an act of God, a committee consisting of the Director of the Department of Inspections and Standards, Fire Marshal, Planning Director, a structural engineer to be hired under City auspices, and the Chair of the Downtown Design Review Committee, or their designees, shall convene immediately and evaluate whether the structure should be demolished. The committee shall evaluate all pertinent information, including, but not limited to, the structural condition of the structure, the historic value of the structure, and the danger to the public. The Director may order partial or full demolition based on the consensus of the committee. If the Director of the Department of Inspections and Standards, in consultation with on-site life safety officials, determines that the structure is in danger of imminent collapse or is an immediate danger to public safety and there is no time to convene the aforementioned committee, he/she may order the structure demolished immediately. The Director of Inspections and Standards shall issue a report to the Downtown Design Review Committee stating the reasons for the order. When a parking structure is deemed unsafe by the Director of the Department of Inspection and Standards, or his/her designee, and ordered demolished, the footprint of the parking structure may be used as a principal parking lot. Said parking lot shall be considered a nonconforming use and shall comply with all regulations of this ordinance for such parking lots, including, but not limited to, landscaping, striping and groundwater drainage.

Presented By:

A handwritten signature in black ink, appearing to read 'N. Hemond', written over a horizontal line.

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