

# Providence City Plan Commission

April 15, 2025



## AGENDA ITEM 1 ■ TOLLING OF VARIANCES FOR DOWNTOWN PARKING LOTS

### OVERVIEW

<b>PETITIONERS:</b>	PRI XIV LP	<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, 2029	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

### Discussion

The petitioners are requesting that Article 604.G.4, which regulates off-street parking Downtown, be further amended to update section 604.G.4.h. The amendment would pertain to Downtown parking lots that operate through variances granted by the Zoning Board of Review (ZBR). Lots that would be affected by this change include 179-197 Weybosset Street, 209 Fountain Street and 96-108 Pine Street. The amendment would allow parking lots to continue to operate by tolling the expiration of the variances until December 31, 2029. Per the petition, the relief is being requested as the demand for parking spaces has not recovered from the pandemic, and affected plans for the future development.

The amendment should be updated to indicate that the tolling would be in effect from 12/31/24 to 12/31/29. The DPD does 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 subject to the following condition:

The amendment should be updated to indicate that the tolling would be in effect from 12/31/24 to 12/31/29.