

Jonathan Stevens
29 Windsor Rd, Cranston RI 02905
Masters of Community Planning, URI (1990)
Planning Director, City of Warwick (1993-99)
Planning Director, Town of Cumberland (2016-)

SITE DEVELOPMENT ANALYSIS

58 Printery Street, Providence Parcel AP 2 Lot 447

Owner: Pettis Properties (since May, 2011) Assessed value: \$39,400 Zoning: C-3

Lot Description

This .27- acre (11,589 sq ft) lot is bifurcated by the Moshassuck River, and steep (12 ft) slopes

About 9040 sq ft (78%) of the lot is river and embankments

About 2690 sq ft (23%) is flat upland located on Printery Street



Development Potential

The upland area contains a potential 60 by 30 ft (1800 sq ft) building envelope (dark green area, above) fronting on Printery Street. As many as four parking spaces could be located at the southern end of the lot. A building could consume the entire building envelope, as there is no front yard setback required in a C-3 “Heavy Commercial” zone.

Environmental Permits Required

DEM stormwater and wetlands permits (the building would be within 100 ft of the river). The envelope is outside of FEMA Special Flood Hazard Area (SFHA).

C-3 Permitted Uses- by Right

Office, Commercial and Light Industrial uses are allowed by right.