



Town of Bristol, Rhode Island

10 Court Street
Bristol, RI 02809
www.BristolRI.us
401-253-7000

APPLICATION FORM FOR ZONING MAP CHANGE

1. Name of Applicant Brady Sullivan Properties, LLC

Address 670 North Commercial Street, Suite 303

Manchester, NH 03101

2. Name of Owner Russell Karian

Address 4 Owen Lane

Barrington, RI 02809

If Owner is different from applicant, a notarized statement from the owner authorizing the applicant to make the zone change request on their behalf is required.

3. Property Address 125 Thames Street, Bristol, RI

4. Tax Assessor's Plat(s) 10 Lot(s) 41, 42, 43, 44, 49, 50, 60, 61, 62, 68, 71, 73, 74, and 76

5. Current Zoning WPUD, DD and WD (HDO)

6. Requested Zoning WPUD * (Applicant is seeking a modification of certain of the conditions attached to the Conditional Zoning Change for this Property adopted by the Town Council in 2008 -- see Narrative attached.)

7. Area of Subject Property 142,226 sq.ft. (in square feet or acres)
(3.265 acres)(Building Site - Lots 42, 60, 61, 62 and 73)

8. Is the subject area:

- Yes In a Flood Zone ; if yes, indicate which one _____
Yes In the Historic District;
Yes Serviced by Public Water;
Yes Serviced by Public Sewer.

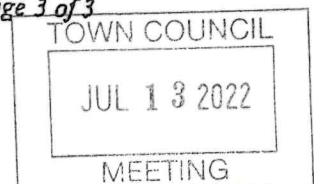
I hereby certify that all information provided above and on any attached maps and reports is correct and true and that all requirements for a zone change have been met.

Signed 12 Date 11/30/2021

Print Name Arthur W. Sullivan, member

Application for a Zoning Map Change

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ATTACHMENT TO APPLICATION BY BRADY SULLIVAN PROPERTIES, LLC.
FOR ZONING MAP CHANGE AND MODIFICATION

The Applicant, Brady Sullivan Properties, is seeking to redevelop and reuse the Robin Rug Mill Complex on Thames Street and additional parcels on both Thames Street and Hope Street. The Project includes 151 residential apartment units, and approximately 6,300 square feet of leasable space for commercial uses.

The mill buildings will be renovated for the proposed residential and commercial spaces. The renovations and reuse of the buildings will be in accordance with the guidelines of the Rhode Island Historical Preservation and Heritage Commission and the Bristol Historic District Commission for the Renovations of Historic Buildings. None of the historic buildings are intended to be removed, and no additions or significant modifications to the existing buildings are proposed. Only the noncontributing concrete masonry block building located near the Bristol Maritime Center is planned to be razed for the Project.

On July 31, 2008, the Town Council granted a Conditional Zone Change for the Main parcels in the Project from "W" to "W-Urban Rehab Land Development Project" ("Decision"). That Zoning Decision was recorded on October 29, 2008, in Book 1457 at Page 176 of the Bristol Land Evidence Records. A copy of that Decision is attached to this Application as Exhibit A. The Decision incorporated eight development conditions set forth by the Planning Board in its recommendation to the Town Council. These conditions and the Decision were further incorporated in Section 28-284 of the Bristol Zoning Code entitled "Land Development Projects – Urban Rehab Land Development Project". A copy of that Section of the Zoning Code is also attached to this Application as Exhibit B.

The Applicant is now seeking to modify three conditions that were set forth in the Decision and that have been also promulgated in Section 28-284. The conditions and provisions seeking to be modified are as follows:

1. Density – The Decision allowed a density of 98 residential units. The Applicant is now seeking to construct 151 residential units with a minimum gross floor area per dwelling unit of 1,500 square feet per dwelling unit as opposed to the 2,900 square feet per Dwelling Unit allowed in the Decision. It is noted that Section 284(D)(2) of the present Zoning Code allows a Density of 2,250 square feet per dwelling unit for an urban rehab land development project which contains a historical building greater than 100,000 square feet.
2. Minimum Commercial Space - Condition 3 of the Decision stated that there shall be no less than 22,000 square feet of commercial space in the building. The Applicant is proposing approximately 6,300 square feet of leasable space for commercial uses.
3. Public or Institutional Use – Section 28-284(g)(1) provides that at least 10% of the land area must be reserved for public or institutional use. Consistent with Condition No. 1 of

the Decision, and Comp Plan LU element pp 44-45, the Applicant is providing public access along the shoreline of Bristol Harbor from the Bristol County Elks to the Bristol Maritime Center, that area is expected to be significantly less than the 10% total land area on the Mill Complex Site. No public or institution uses are planned for the off-street parking area.

The Applicant is also requesting minor deviations from the required parking space dimensional requirements set forth in Section 28-251(2)(a) and (4) of the Zoning Code. Specifically, these requests are as follows:

- a. 28-251(2)(a) Off-street parking space dimensions must be ten feet wide by eighteen feet long. The proposed spaces are nine feet wide by 18 feet long. Some tandem parking spaces are also included and would not comply with the dimension requirements of the Section.
- b. 28-251(2)(a) Off-street parking aisles must be twenty-four feet wide. The proposed parking aisles are twenty-two feet wide.
- c. 28-251(2)(a) Double line parking space stripes are required in parking lots with more than twenty spaces. The proposed parking lots use single line markings due to the narrower space width.
- d. 28-251(4) Driveways must provide a minimum of twelve feet in width for each lane of traffic using such driveway. The proposed driveways provide lanes eleven feet wide.

All of the above parking space requests are made because the Applicant is constrained by the existing dimensions of the building, including the support columns in the lower level of the existing building. The Applicant is seeking to reuse the existing building using best practices and within the constraints of the State and Local Historic District Commissions. The Applicant would therefore also request relief from the Council for those parking constraints.

As a side note, the Applicant will be requesting relief under Section 28-255 from the Planning Board Technical Review Committee to allow off-street parking for the site. The Applicant notes that this was a specific condition (No. 7) of the Decision which required the Developer of this Site to use off-street parking as additional parking for the Development. In addition, pursuant to Condition 2 of the Decision, the Applicant will be making a Fee in Lieu payment to the Bristol Affordable Housing Trust Fund based upon 10% of the approved Units.

Section 3 of the Bristol Comprehensive Plan 2016 update, entitled "Land Use" specifically references this Property as one to be converted into a mixed-use development with residential uses on the upper floors and with parking and commercial uses on the first floor (Comprehensive Plan Page 45). In addition, the Future Land Use Map included in the Comprehensive Plan has a category entitled "Urban Rehab and Waterfront PUD". It states that this area is intended to encourage the rehabilitation and reuse of deteriorated, unutilized, and inefficient historic and/or nonconforming structures of conservation concern to the Town. (Comp Plan LU pg. 52). As noted above in this narrative, the Applicant is seeking to reuse the

existing historical Robin Rug Building consistent with the historical guidelines, and at the same time provide predominantly residential apartment units in the downtown area, as contemplated in the Comprehensive Plan. Further, under the Comprehensive Plan, Density bonuses are to be targeted, among other things, to the preservation of historical resources. Attached to this Application as Exhibit C is an Analysis by Edward Pimental of Pimental Consulting that concludes that the Project is consistent with the Bristol Comprehensive Plan. The Applicant, therefore, respectfully requests the Town Council's consideration and approval of this request.

Concurrently with this Application, the Applicant is also filing a Master Plan Application for the Project with the Planning Board