



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

July 30, 2025

TO: Melissa Cordeiro, Town Clerk

FROM: Diane M. Williamson, Director

RE: **Change of Zone Petition for the southern portion of 214 Franklin Street
From Residential 6,000 to REHAB LDP**

The above change of zone application is attached for the Town Council's consideration.

It is requested that the first reading be August 20, 2025 at the regular Town Council meeting with a public hearing scheduled for September 10, 2025 after the 3 weeks of required advertising.

The Planning Board will be reviewing this and making their recommendation to the Town Council at a special meeting on August 7, 2025.

Thank you.



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 214 FRANKLIN LLC
Address 99 TUPELO ST
BRISTOL, RI

2. Name of Owner (SAME)
Address _____

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 214 FRANKLIN STREET

4. Tax Assessor's Plat(s) 29 Lot(s) 54 (southerly portion)

5. Current Zoning R-6

6. Requested Zoning REHAB LDP

7. Area of Subject Property 26,200 S.F. (in square feet or acres)

8. Is the subject area:
No 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.

[Signature]
Signed _____

Date 7-30-25

Print Name _____

2025 JUL 30 AM 1:01

TOWN OF BRISTOL
COMMUNITY DEV.

APPLICATION FOR ZONING MAP CHANGE

I.b. NARRATIVE-The proposal is to incorporate 26,200 square feet (southerly portion) of current Tax Assessor Lot 54 on Plat 29 into the Condo Association at Unity Park Inc. land. This parcel is currently zoned R-6. This parcel would be used with other condominium land to provide parking spaces for the condominium units at Unity Park.

I.i. COMPREHENSIVE PLAN-As the current zone district of the Unity Park development (Rehab LDP) is consistent with the Comprehensive Plan, the location and use of this parcel, likewise, would be consistent. The rezoned parcel is bounded on the east and the south by Unity Park land currently designed for parking and travel within the Unity Park site.

The northerly portion of this Lot 54 would remain in zoning district R-6 with sufficient area to support the historic 2-family home on the south side of Franklin Street consistent with the historic residential uses to the east and west of the northerly R-6 portion.

TOWN OF BRISTOL
COMMUNITY DEV.
2025 JUL 30 AM 1:03

EXHIBIT "A"

That tract of land with all buildings and improvements thereon, situated on the southerly side of Franklin St., (formerly known as Wilson's Lane or Ministerial Road) in the Town and County of Bristol, State of Rhode Island, bounded and described as follows:

Beginning at a point, which point is One Hundred (100) feet south of the southerly line of said Franklin St., which point is also the southwesterly corner of land, now or lately, of Angelo and Jennifer Tavares, and which point is the northeasterly corner of the parcel herein described; thence running westerly from said point, a distance of One Hundred (100) feet, bounding northerly by land, now or lately, of 214 Franklin LLC to land, now or lately, of Antonio A. Martins, Trustee; thence running southerly a distance of Two Hundred Sixty-Two (262) feet, bounded westerly by said Martins land, to land, now or lately, of Condo Association at Unity Park Inc.; thence running easterly a distance of One Hundred (100) feet, bounded southerly by Condo Association at Unity Park Inc. land, to other land of Condo Association at Unity Park Inc.; thence running northerly, bounded easterly by said Condo Association at Unity Park Inc. land a distance of Two Hundred Sixty-Two (262) feet to the point and place of beginning.

TOWN OF BRISTOL
COMMUNITY DEV.
2025 JUL 30 AM 1:01

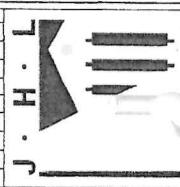
GENERAL NOTES:

1. THE SITE PLAN IS BASED ON THE RECORD MAP OF THE CITY OF BRISTOL, RHODE ISLAND, DATED 1980, AND THE RECORD MAP OF THE CITY OF BRISTOL, RHODE ISLAND, DATED 1981.
2. THE PROPOSED DEVELOPMENT IS BASED ON THE RECORD MAP OF THE CITY OF BRISTOL, RHODE ISLAND, DATED 1980, AND THE RECORD MAP OF THE CITY OF BRISTOL, RHODE ISLAND, DATED 1981.
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10. THE PROPOSED DEVELOPMENT IS BASED ON THE RECORD MAP OF THE CITY OF BRISTOL, RHODE ISLAND, DATED 1980, AND THE RECORD MAP OF THE CITY OF BRISTOL, RHODE ISLAND, DATED 1981.

CONTRACTOR'S NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRISTOL, RHODE ISLAND, AND THE STATE OF RHODE ISLAND.
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NO.	DATE	REVISION
1	07/25/2025	ISSUED FOR PLANNING SUPPL.



TECTURE
ARCHITECT-ENGINEER, P.C.
180 High Street • Bristol RI 02809
401.396.9530 • Fax 401.410.0079

ISSUED FOR:
PLANNING SUPPL. 07/25/2025

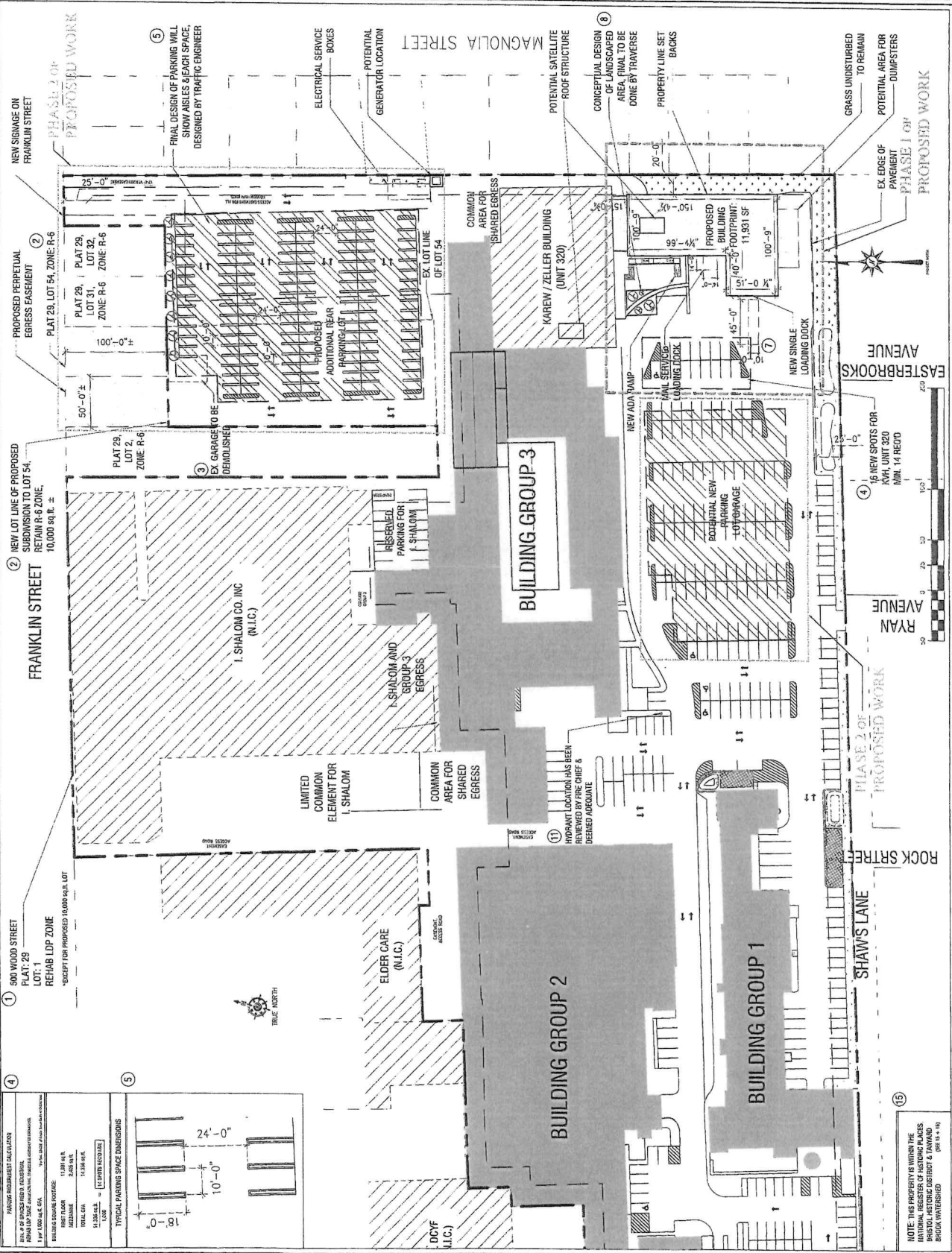
GENERAL PLANNING
DOCUMENT
UNITY PARK

500 WOOD STREET
BRISTOL, RHODE ISLAND 02809
UNITY PARK, LLC
500 WOOD STREET
BRISTOL, RHODE ISLAND 02809

TRC
**SUPPLEMENTAL
SITE PLAN**

7453

DATE: 07-25-2025
SCALE: AS SHOWN
PROJECT NUMBER: S1-1



NOTE: THIS PROPERTY IS WITHIN THE
NATIONAL REGISTER OF HISTORIC PLACES
BRISTOL HISTORIC DISTRICT & TOWN
SHOULD BE MAINTAINED

