



Town of Bristol, Rhode Island

Department of Community Development

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

August 6, 2025

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

RE: **Change of Zone 214 Franklin Street (south portion)**
Unity Park Major Land Development

Diane W.

As part of the Major Land Development application for Unity Park, the Planning Board will need to make a recommendation on the change of zone for the southerly portion of 214 Franklin Street from R-6 to REHAP LDP. A draft motion was provided in your packets sent previously that included a recommendation to the Town Council.

As part of that motion, the Board needs to make findings that the change of zone is consistent with the General Purposes of Zoning and the Comprehensive Plan.

The following from the General Purposes of Zoning are noted for the findings:

1. Promotes public healthy, safety and general welfare;
2. Provides for a range of uses and intensities of use appropriate to the character of the town and that reflect current and expected future needs: and,
3. Provides for the orderly growth and development which recognizes promotion of sustainable development, including the redevelopment of existing structures and facilities in preference to new development.

The following sections from the Comprehensive Plan are noted for the findings:

Economic Development Action Item ED-C14 – Continue to monitor properties in the Franklin Street Corridor Redevelopment Plan, including the Bristol Industrial Park(Note: This was the former name of Unity Park) , to continue implementation of the plan and move forward with redevelopment.

Land Use Action Items LU 11(p) “Continue to encourage Bristol Industrial Park development and support its economic grown in a manner consistent with the economic interests of the Town and the character of its neighborhood.”

Thank you.