



PLANNING &
DEVELOPMENT
ELKHART COUNTY

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September 12, 2025

Town Council of Bristol
303 E. Vistula St.
Bristol, IN 46507

Council,

The following is being submitted with a recommendation of **APPROVAL** at the October 16, 2025, Town Council of Bristol meeting:

- Petitioner: AWT Inc., represented by Jones Petrie Rafinski.
Petition: For a zone map change from GPUD B-3, GPUD M-1 & GPUD M-2 to B-3, M-1 & M-2.
Location: Northeast corner of S. Division St. (SR 15) & CR 10, in Washington Township.

Sincerely,

A handwritten signature in blue ink that reads "Jason Auvil".

Jason Auvil
Zoning Administrator / Planning Manager

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 11, 2025

Transaction Number: RZ-0508-2025.

Parcel Number(s): 20-03-26-376-001.000-031, 20-03-34-200-005.000-031, 20-03-34-200-006.000-031, 20-03-35-100-002.000-031, 20-03-35-100-011.000-031, 20-03-35-100-018.000-031.

Existing Zoning: GPUD B-3, GPUD M-1, GPUD M-2.

Petition: For a zone map change from GPUD B-3, GPUD M-1 & GPUD M-2 to B-3, M-1 & M-2.

Petitioner: AWT Inc., represented by Jones Petrie Rafinski.

Location: Northeast corner of S. Division St. (SR 15) & CR 10, in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	GPUD B-3, GPUD M-1, GPUD M-2	Agricultural
North	A-1, B-3, M-2	Manufacturing, professional offices, multifamily residential
South	A-1	Agricultural, single-family residential
East	A-1	Agricultural
West	M-1, M-2	Manufacturing

Site Description: See the full description in case number MA-0507-2025. The proposed B-3 area is the southernmost area, lots 11 and 12. The proposed M-1 area is the area between the B-3 area and the Industrial Dr. extension, lots 6 through 10. The proposed M-2 area is the north and east balance of the property, lots 1 through 5.

History and General Notes:

- See the history in case number MA-0507-2025.

Zoning District Purpose Statements: The purpose of the B-3, Heavy Business, zoning district is to accommodate higher impact community and regional developments. The district also accommodates uses related to vehicular travel, interstate commerce, heavy equipment, trucking and outdoor storage. The zoning district is appropriately applied adjacent to interstates and major state or county highways. The purpose of the M-1, Limited Manufacturing, zoning district is to accommodate less intense manufacturing, warehousing and distribution uses that are not significantly objectionable to surrounding properties in terms of truck traffic, noise, odor, smoke and other potential nuisance factors. The purpose of the M-2, Heavy Manufacturing, zoning district is to accommodate moderately and highly intense manufacturing uses and to prevent encroachment by residential and lighter commercial uses that would eventually lead to land use conflicts. Permitted uses may produce heavy truck traffic, noise, odor or smoke.

Plan Commission Staff Report (Continued)

Hearing Date: September 11, 2025

Staff Analysis: The purpose of this rezoning petition is to allow a large-lot industrial subdivision within Bristol town limits similar to Earthway Rail Park.

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The county's plan states that industrial development should be encouraged within urban growth areas and that the county will manage growth focused near towns and along selected major highways, maximizing access to services. The project area is within town limits and will connect to Bristol utilities.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The development fills an industrial gap on SR 15 with established manufacturing uses at the north and west. The project area received conceptual approval for mixed-use development in 2003 and conceptual approval for business and industrial development in 2024.
3. The most desirable use of the subject property is industrial, commercial, residential, or any transitional mixture thereof.
4. The request conserves property values. The B-3 zone chosen for the southernmost part of the property provides a transition from undeveloped and residential property south of CR 10 to proposed and existing industrial property on Industrial Dr. and Bloomingdale Dr., and no vehicle access is proposed on CR 10.
5. The proposed rezoning promotes responsible growth and development. The project area has been earmarked for development since 2003 and lies on a major transportation corridor, and the proposal directs industrial growth alongside established industrial uses to the north and west.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

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Rezoning - Rezoning

Date: 08/04/2025	Meeting Date: September 11, 2025 Plan Commission Hearing (Rezoning)	Transaction #: RZ-0508-2025
Description: for a zone map change from GPUD R-1, A-1, GPUD B-3, M-1,& GPUD M-2 to B-3, M-1 & M-2 to GPUD, A-1, & R-1		
Contacts: <u>Applicant</u> Jones Petrie Rafinski 325 South Layafette Blvd South Bend, IN 46601	<u>Authorized Agent</u> Jones Petrie Rafinski 325 South Layafette Blvd South Bend, IN 46601	<u>Land Owner</u> Awt Inc P.O. Box 2955 Elkhart, IN 46515
Site Address: 000 S Division Street BRISTOL, IN 46507	Parcel Number: 20-03-26-376-001.000-031 20-03-34-200-005.000-031 20-03-34-200-006.000-031 20-03-35-100-002.000-031 20-03-35-100-011.000-031 20-03-35-100-018.000-031	
Township: Washington Location: northeast corner of S. Division St. (SR 15) & CR 10		
Subdivision:	Lot #	
Lot Area: 71.69	Frontage: 3,414.00	Depth: 1,335.00
Zoning: B-3, M-1, M-2	NPO List:	
Present Use of Property: RESIDENTIAL, COMMERCIAL, MANUFACTURING		
Legal Description:		
Comments:		
Applicant Signature:	Department Signature:	







