



PLANNING &
DEVELOPMENT
ELKHART COUNTY

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November 17, 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 December 18, 2025, Town Council of Bristol meeting:

1. Petitioner: Mihailo Rebec
 represented by Surveying and Mapping LLC
 Petition: for a zone map change from R-1 to DPUD R-3 and for primary approval of a 41-lot
 major subdivision to be known as BRISTOL COMMONS DPUD R-3.
 Location: north side of North River Rd. (CR 8), 500 ft west of N. Division ST. (CR 23), common
 address of 208 North River Rd. in Washington Township. (DPUD-0642-2025)
 Plan Commission Vote: Yes: 7; No: 2; Absent: 0
 Remonstrators Present: Yes
 Development Issues: There were many concerns presented by the neighbors, including safety
 concerns, loss of habitat, loss of privacy, potential decreases in property
 values, and traffic increases on N. River Rd and N. Division St. causing more
 congestion, unsafe conditions, and safety concerns for pedestrians.

Sincerely,

Jason Auvil
Zoning Administrator / Planning Manager

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: November 13, 2025

Transaction Number: DPUD-0642-2025.

Parcel Number(s): 20-03-22-451-003.000-031.

Existing Zoning: R-1.

Petition: For a zone map change from R-1 to DPUD R-3 and for primary approval of a 41-lot major subdivision to be known as BRISTOL COMMONS DPUD R-3.

Petitioner: Mihailo Rebec, represented by Surveying and Mapping LLC.

Location: North side of North River Rd. (CR 8), 500 ft. west of N. Division St. (CR 23), 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	R-1	Residential
North	R-1	Residential
South	R-1	Residential
East	R-1	Residential
West	R-1	Residential

Site Description: The subject property consists of one 5 acre parcel within the Town of Bristol. Currently, there is a 3,206 ft² single family residence, and three accessory structures (3,168 ft², 600 ft², and 221 ft²).

History and General Notes:

- None.

Zoning District Purpose Statements: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district, is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance. The purpose of the R-3, Multiple Family Residential, zoning district is to accommodate a variety of housing types, including multiple-family dwellings (apartments) and other compatible and supporting uses. The district should be applied within or in close proximity to a municipality.

Staff Analysis: The purpose of this rezoning petition is to develop a large single family attached residential development.

Plan Commission Staff Report (Continued)

Hearing Date: November 13, 2025

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 Comprehensive Plan states that residential development is a desirable feature of a well-planned, economically diverse, and livable community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development is comparable to what would be expected in a residential area located in a town or city.
3. The most desirable use of the subject property is residential and/or other compatible and supporting uses.
4. The request conserves property values by allowing other compatible and supporting uses. The subject property is in a residential area near the Elkhart River in the Town of Bristol.
5. The proposed rezoning promotes responsible growth and development. The development will utilize Town of Bristol utilities.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD and of this primary plat, as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DPUD-0642-2025

Date: 10/06/2025 Meeting Date: November 13, 2025 Transaction #: DPUD-0642-2025
Plan Commission Hearing (PUD)

Description: for a zone map change from R-1 to DPUD-R-3 and for primary approval of a 41-lot major subdivision to be known as BRISTOL COMMONS DPUD R-3

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Surveying And Mapping Llc	Mihailo Rebec	Surveying And Mapping Llc
2810 Dexter Dr.	1004 E Vistula Street	2810 Dexter Dr.
Elkhart, IN 46514	Bristol, IN 46507	Elkhart, IN 46514

Site Address: 208 North River Rd
Bristol, IN 46507

Parcel Number: 20-03-22-451-003.000-031

Township: Washington

Location: NORTH SIDE OF N RIVER RD. (CR 8), 500 FT. WEST OF N. DIVISION ST. (CR 23)

Subdivision:

Lot #

Lot Area: 5.00 Frontage: 353.00 Depth: 685.00

Zoning: R-1

NPO List:

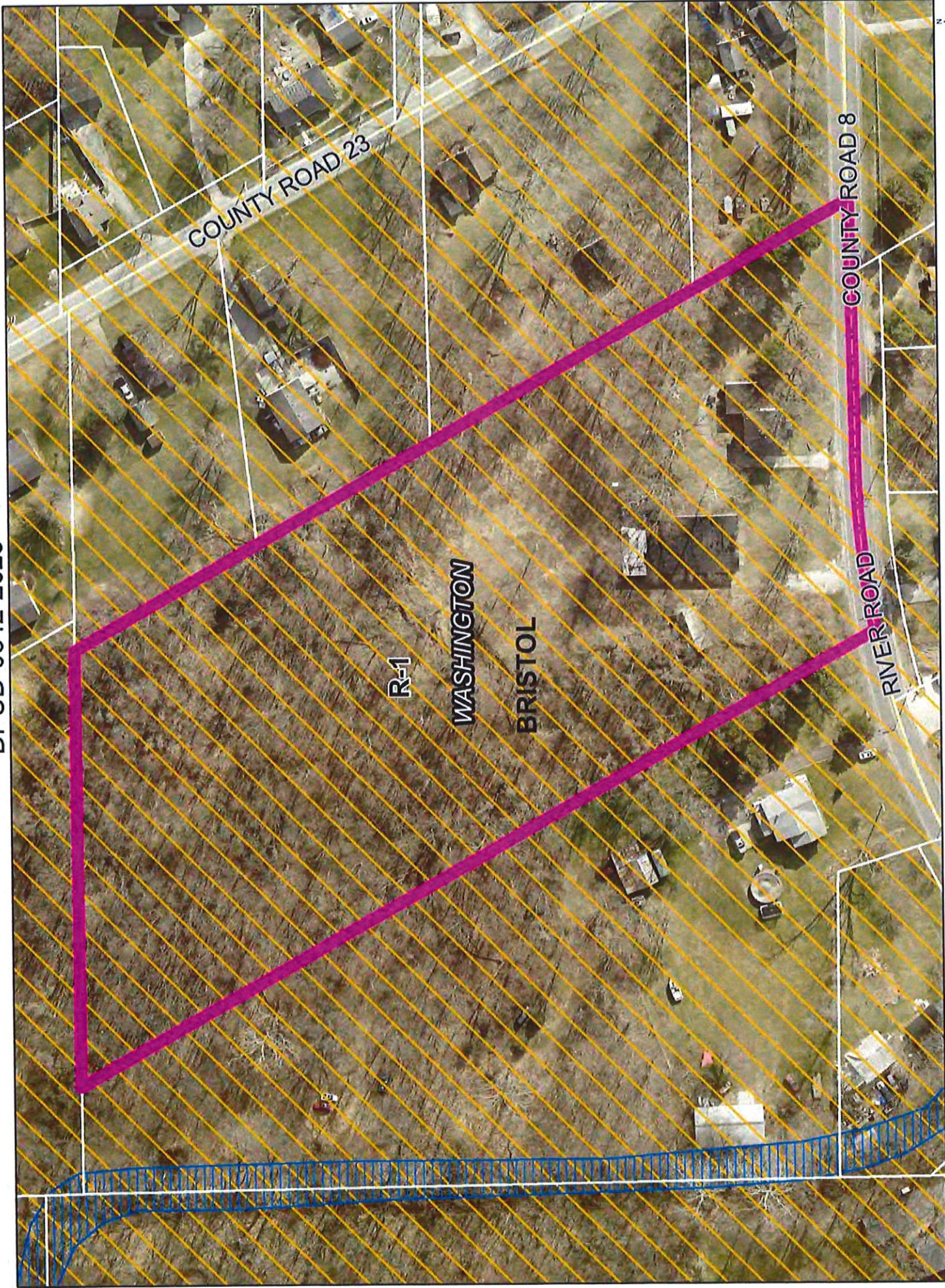
Present Use of Property: RESIDENTIAL

Legal Description:

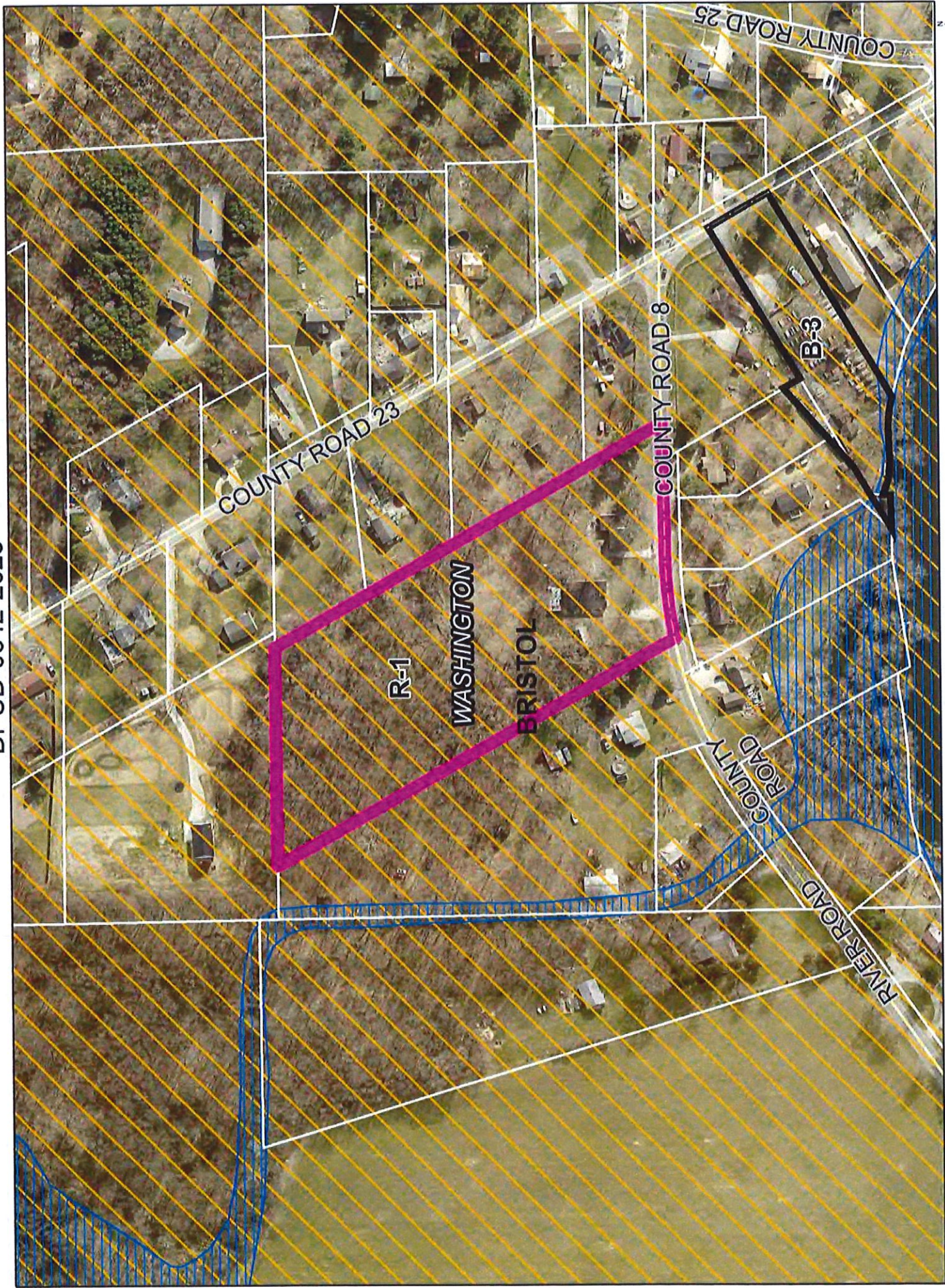
Comments:

Applicant Signature:

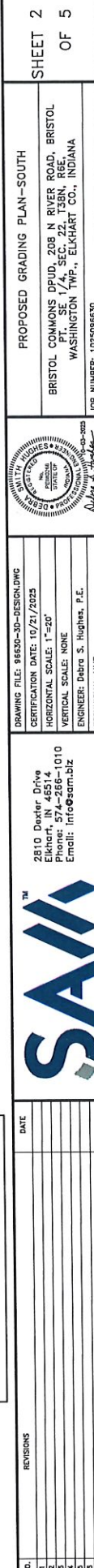
Department Signature:

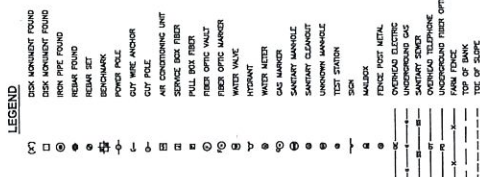


1 inch = 100 feet





[illegible]



SHEET 3 OF 5

Detailed Planned Unit Development
to be known as

Bristol Commons D.P.U.D. R-3

Situated in the Southeast Quarter, Section 22,
Township 38 North, Range 6 East,
Washington Township, Elkhart County, Indiana

Tax ID Number: 20-03-22-451-003.000-031

Address: 208 N. River Road, Bristol IN 46507

Surveying and Mapping, LLC

2810 Dexter Drive
Elkhart, Indiana 46514
Phone 574.266.1010
Fax 574.262.3040
Debra S. Hughes, P.E.
Indiana Professional Engineer 60880266
Email: debra.hughes@sam.biz
October 3, 2025

D.P.U.D. Description

LEGAL DESCRIPTION PER DR 2011-021649

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22),
TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST
CORNER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22),
TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, THENCE SOUTH
1374.36 FEET; THENCE EAST 96.17 FEET TO THE PLACE OF BEGINNING; THENCE
EAST 344.23 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES EAST, 722.20 FEET;
THENCE WEST 346.32 FEET; THENCE NORTH 28 DEGREES 54 MINUTES WEST,
722.55 FEET TO THE PLACE OF BEGINNING.

1. Project Overview

A. Project Summary:

- 1) The property is currently owned by Mihailo Rebec, the petitioner.
- 2) The property use will be restricted to single-family attached residences with associate drainage, grading, and utility improvements.
- 3) The D.P.U.D. R-3 zone is requested to allow reduced lot sizes, lot widths and setback dimensions.

B. Reasons for the chosen location:

- 1) The property is on N. River Road within Bristol town limits. The Town of Bristol has agreed to allow extension of Town sanitary sewer and water main utilities north into the development to service the residences.
- 2) The location will provide convenient pedestrian, bicycle, golf cart and vehicle access to the town.

C. Relation of existing uses to surrounding land uses:

- 1) East: Residential, zoned R-1
- 2) West: Residential, zoned R-1
- 3) North: Residential, zoned R-1.
- 4) South: Residential, zoned R-1

D. Proposed Land use:

LAND USE CALCULATIONS	SF	AC
PROPERTY AREA	218,893	5.03
N RIVER RD ROW	5,291	0.12
D.P.U.D. R-3	213,602	4.90

E. Protections for surrounding residential uses against nuisances:

- 1) There will be minimal outside lighting on the proposed residences such as lights adjacent to the front and rear doors. Outdoor lighting will be shielded to avoid shedding light on adjoining properties.
- 2) The garage is in the front of each residence to avoid headlight glare on adjoining property.

2. Development project details

- A. Site Improvements and Changes
 - 1) Twelve buildings are proposed, each with three or four attached residences. Forty new units are proposed, each on its own lot. There is one existing residence which will remain on a separate lot.
- B. Project Phasing
 - 1) The project will be completed in three phases. Phase 1 will include the southern four building. Phase 2 will include the next four buildings. Phase 3 will include the north four buildings. The first phase will be in 2026. Phase 2 construction is planned for 2027. Phase 3 construction is planned for 2033.
- C. Site Access
 - 1) One new public road is proposed for the development.
 - 2) One existing driveway to N. River Road for the existing residence will remain.
 - 3) Two existing driveways for existing residence will be removed.
- D. Days and Hours of Operation
 - 1) Not applicable
- E. Indoor and Outdoor Activity
 - 1) Residences will have front and back yards and sidewalks for outdoor activity by owners.
- F. Number of Visitors per Day
 - 1) Not applicable
- G. Number of Trucks and other vehicles per day
 - 1) Five box truck deliveries are expected per day.
- H. Parking and Parking Surfaces Plan
 - 1) There will be a one car garage and driveway for each residence.
- I. Overview of Stormwater Plan
 - 1) Stormwater from the road and front yards will be collected in drainage inlet structures and conveyed by pipe to the adjacent retention basins.
 - 2) Stormwater from the rear yards will be collected in adjacent drainage swales and retention basins. Stormwater will infiltrate into the ground from the drainage swales and retention basins.
- J. Signage
 - 1) There will be a permanent sign and temporary sign during lot sales.
 - 2) The owner understands that separate sign permits are required.

3. Deviations from Zoning Ordinance standards

- A. Lot width at front setback
 - 1) Required: 30 ft.
 - 2) Less than 30 ft.: 35 lots
- B. Lot area
 - 1) Required: 4,000 s.f.
 - 2) Less than 4,000 s.f.: 40 lots (2,546 s.f. min.)
- C. Front setback
 - 1) 50 ft. Required
 - 2) Less than 50 ft.: 40 lots (40 ft.)
- D. Cul-de-sac front setback
 - 1) 35 ft. Required
 - 2) Less than 35 ft.: 40 lots (25 ft.)

4. Water Supply and Sanitary Sewer Plan

- A. The site is within the Town of Bristol boundary. As a result, municipal sanitary sewer and water services are available.
- B. Each lot will have sanitary sewer and water services.

5. Soils Report

- A. The site soils were determined from the Elkhart County Soil Survey as shown on the NCRS Web Soil Survey. Site soils are Bristol loamy sand.
- B. The existing soils type is listed in the notes on Sheet 1.
- C. The soil survey depth to water table is 80 inches over the entire property.
- D. There are no ponding soils on the property.

6. Traffic Report

- A. Traffic Data:
 - 1) N. River Road west of N. Division St.: 4810 (MACOG 2022)
- B. Development ADT: 254 (ITE 215 Single family attached housing)
- C. The posted speed limit on N. River Rd. is 30 m.p.h.
- D. A deceleration lane and acceleration taper has been provided.
- E. No passing lane has been provided due to location in Town of Bristol.

7. Storm Water Report

- A. The existing site is level with elevations between 767 and 764.
- B. N. River Road is the south boundary of the property. There is no existing drainage ditch adjacent to the road.
- C. There are no county drains on the property.
- D. The St. Joseph River is 0.1 mile south of the property across N. River Road.
- E. There is a drainage swale which will drain into proposed drainage retention basins on site. Stormwater will infiltrate into the soil.
- F. Side slopes for the retention basins shall be a maximum of 3 horizontal to 1 vertical.
- G. No topsoil shall be placed on the bottom of the proposed retention basins.