



PLANNING &
DEVELOPMENT
ELKHART COUNTY

Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

May 19, 2026

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

Council,

The following is being submitted with a recommendation of APPROVAL at the June 18, 2026, Town Council of Bristol meeting:

1. Petitioner: Frost Properties LLC
 Petition: for a zone map change from DPUD M-1 to M-1.
 Location: west side of Blakesley Pkwy., 850 ft. north of Commerce Dr., common address of
 2104 Blakesley Pkwy., Bristol, IN 46507 in Washington Township. (RZ-0161-2026)
 Plan Commission Vote: Yes: 7; No: 0; Absent: 2
 Remonstrators Present: None
 Development Issues: None

Sincerely,

A handwritten signature in black ink, reading "Jason Auvil".

Jason Auvil
Zoning Administrator / Planning Manager

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 14, 2026

Transaction Number: RZ-0161-2026.

Parcel Number(s): 20-03-24-176-004.000-031.

Existing Zoning: DPUD M-1.

Petition: For a zone map change from DPUD M-1 to M-1.

Petitioner: Frost Properties LLC.

Location: West side of Blakesley Pkwy., 850 ft. north of Commerce Dr., 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	DPUD M-1	Manufacturing
North	–	Toll road
South	DPUD M-1	Manufacturing
East	DPUD M-1	Manufacturing
West	DPUD M-1	Manufacturing

Site Description: The subject property consists of one lot totaling 0.93 acres, is rectangular in shape with two buildings (3,640 ft² & 900 ft²) and is located in the Town of Bristol.

History and General Notes:

- **December 16, 2013** – Ordinance was signed approving a zone map change from A-1 to a DPUD M-1 to be known as Bristol Park for Industry, Phase 3, DPUD M-1.

Zoning District Purpose Statement: 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.

Staff Analysis: The purpose of this rezoning petition is to replace the existing 900 sq. ft. building with a new 3,600 sq. ft. building and allow M-1 zoned operations by right without having to amend the existing DPUD.

Plan Commission Staff Report (Continued)

Hearing Date: May 14, 2026

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 plan states that industrial development should be encouraged in cities and towns and within urban growth areas.
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/building is comparable with what would be expected in an industrial area. This area was developed as part of the Bristol Park for Industry Industrial Park.
3. The most desirable use of the subject property is industrial and/or other compatible and supporting uses.
4. The request conserves property values by allowing the redevelopment of an existing industrial property.
5. The proposed rezoning promotes responsible growth and development. The rezoning from DPUD M-1 to M-1 will allow industrial development by right. The property is located in the Town of Bristol and will utilize Town utilities.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Rezoning - Rezoning

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

RZ-0161-2026

Date: 03/30/2026

Meeting Date: May 14, 2026
Plan Commission Hearing (Rezoning)

Transaction #: RZ-0161-2026

Description: for a zone map change from DPUD M-1 to M-1

Contacts: Applicant

Frost Properties Llc
51447 Cr 33
Bristol, IN 46507

Land Owner

Frost Properties Llc
51447 Cr 33
Bristol, IN 46507

Site Address: 2104 Blakesley Pkwy
Bristol, IN 46507

Parcel Number: 20-03-24-176-004.000-031

Township: Washington

Location: West Side of Blakesley Pkwy, 850 FT NORTH OF COMMERCE DR.

Subdivision: BRISTOL PARK FOR INDUSTRY PHASE 2G DPUD M

Lot # 3

Lot Area: 0.93 Frontage: 139.00 Depth: 229.00

Zoning: M-1

NPO List:

Present Use of Property: BUSINESS

Legal Description:

Comments:

Applicant Signature:

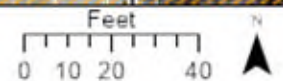
Department Signature:

RZ-0161-2026

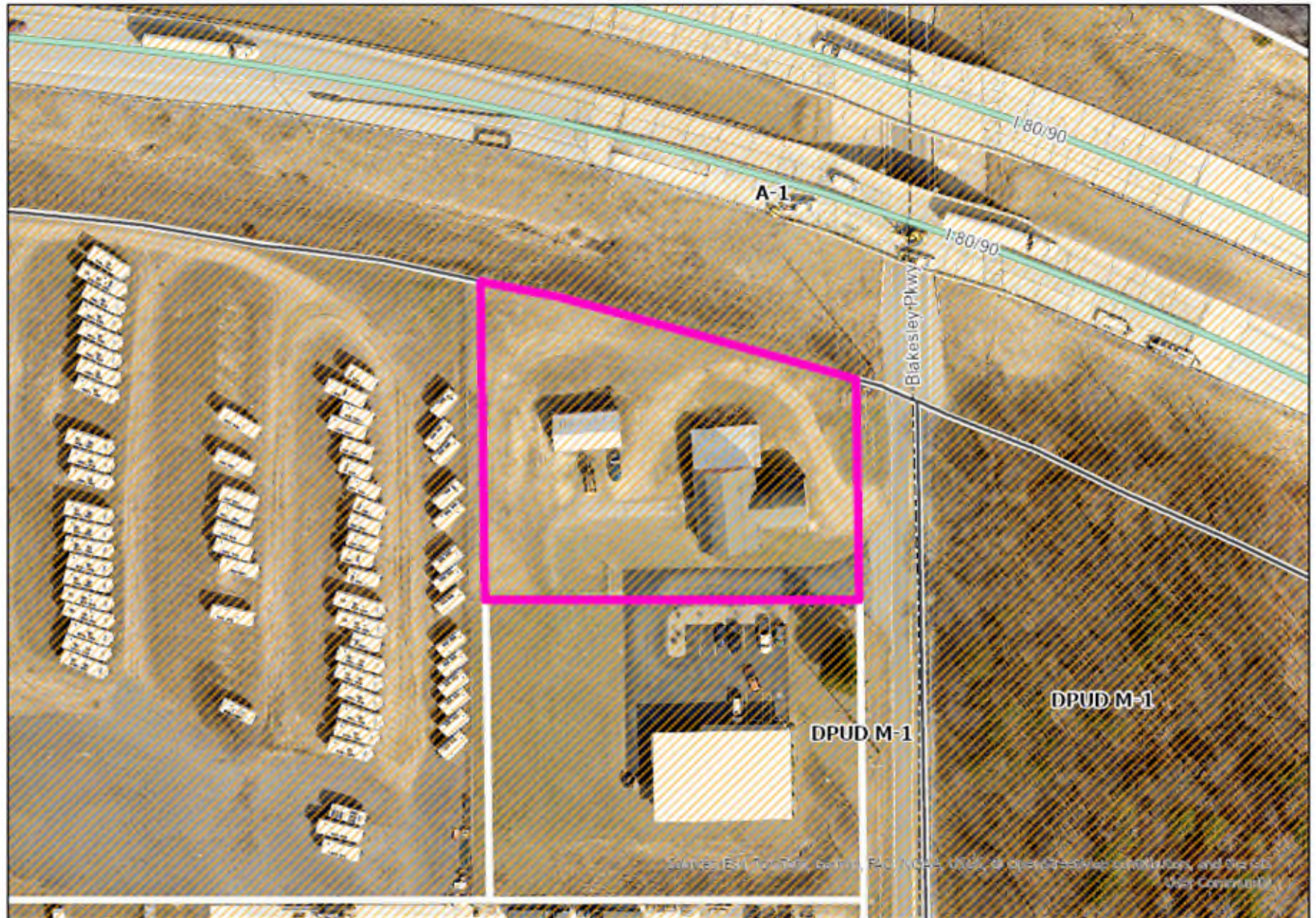


2025 Aerials

1 inch equals 40 ft

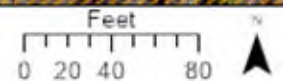


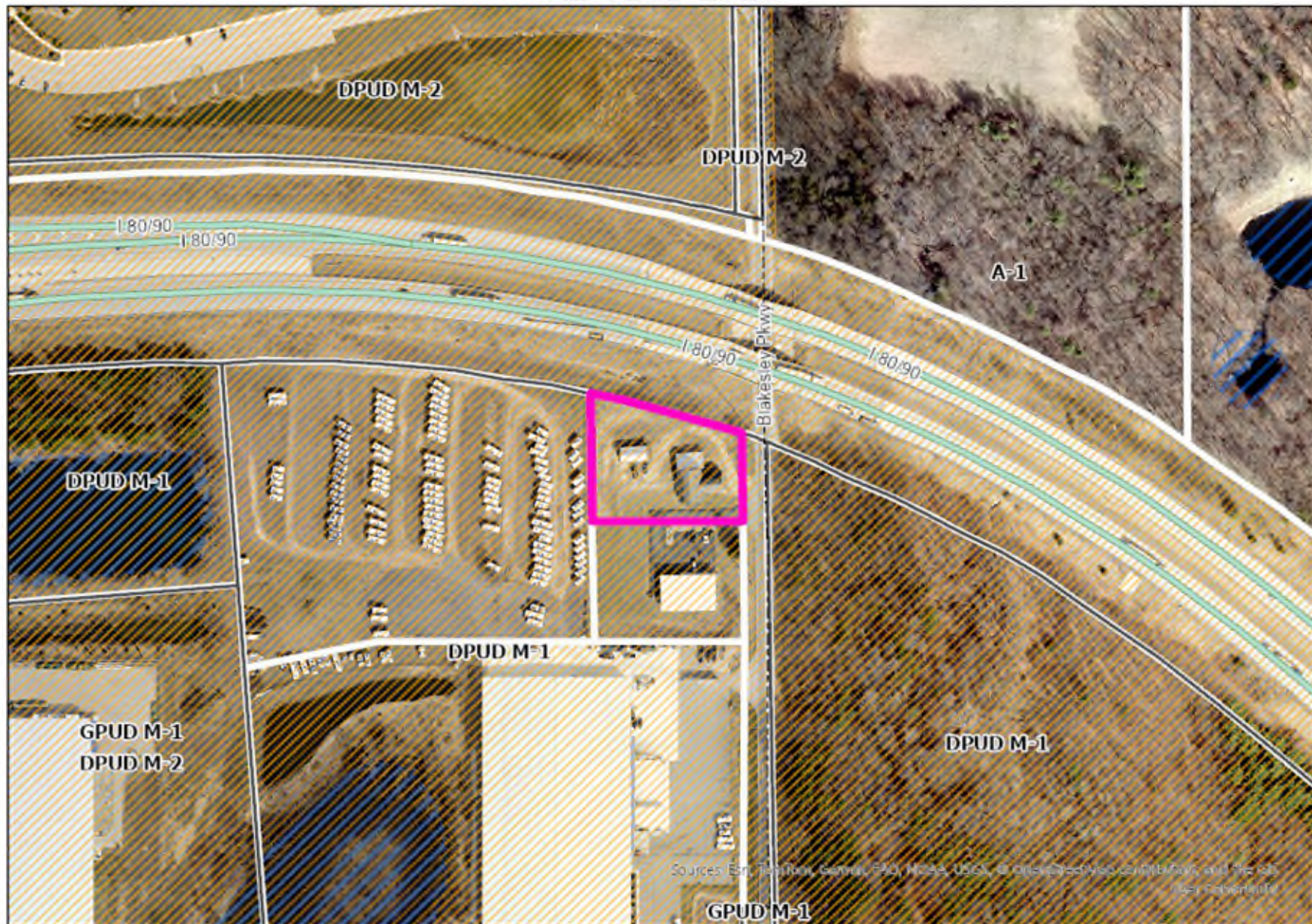
RZ-0161-2026



2025 Aerials

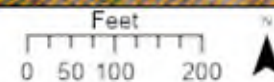
1 inch equals 80 ft





2025 Aerials

1 inch equals 200 ft

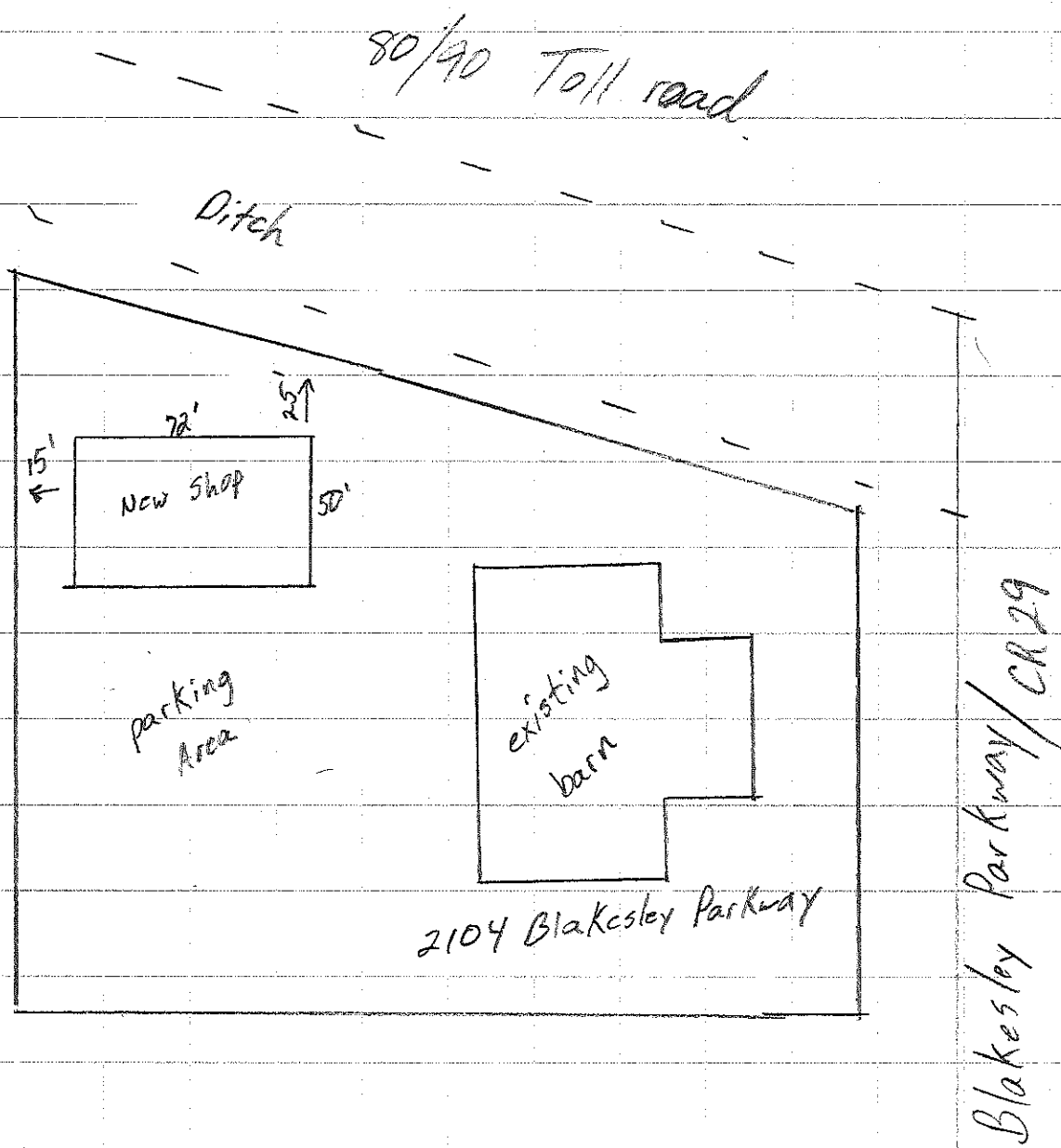


Name: Frost Properties

Site address: 2104 Blakesley Parkway

Subdivision and lot number: _____

Parcel number: _____





May 18, 2026

Case #RZ-0161-2026
Frost Properties LLC
51447 CR 33
Bristol, IN 46507

You are hereby notified that the petition for a zone map change from DPUD M-1 to M-1, on a property located on the west side of Blakesley Pkwy., 850 ft. north of Commerce Dr., in Washington Township, zoned DPUD M-1, was presented and considered by the Elkhart County Advisory Plan Commission on the 14th day of May, 2026 and was acted upon as follows:

Recommended to the Bristol Town Council that the petition be **APPROVED** in accordance with the Staff Analysis.

This will be presented to the Bristol Town Council on **June 18, 2026 at 7:00 p.m.** at the Bristol Town Hall, 303 E. Vistula St., Bristol, Indiana. You or your representative must be present at this public meeting.

Lori Snyder, Secretary
Elkhart County Advisory Plan Commission