

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: August 8, 2024

Transaction Number: RZ-0445-2024.

Parcel Number(s): 20-03-33-300-001.000-031, 20-03-33-300-002.000-031, 20-03-33-300-003.000-031, 20-03-33-400-007.000-031, 20-03-33-400-016.000-031.

Existing Zoning: A-1.

Petition: for a zone map change from A-1 to M-1.

Petitioner: Barbara Christine Truee Wilhelm, represented by Pinnacle Properties.

Location: north side of CR 23, 1,875 ft north of CR 14, 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	A-1	Agricultural
North	M-2	Agricultural
South	A-1	Residential & Agricultural
East	A-1	Agricultural
West	A-1 & M-2	Agricultural

Site Description: The subject property consists of five (5) parcels totaling 247.20 acres, is rectangular in shape, and is currently in agricultural production. One of the parcels has a house with numerous small agricultural and accessory buildings.

History and General Notes:

- The zoning for the subject property was established as part of the original zoning on 10/30/1959.

Zoning District Purpose Statement: 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 develop as a data center campus consisting of large commercial buildings containing servers, computers, and associated electronic equipment.

Plan Commission Staff Report (Continued)

Hearing Date: August 8, 2024

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

1. The requested Zoning Map Amendment complies with the Elkhart County Comprehensive Plan. The Elkhart County Comprehensive Plan states that industrial development should be encouraged in cities and towns, and within urban growth areas. The Bristol Comprehensive Plan shows the subject property in an employment center area designated for commercial and industrial uses.
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 and associated buildings will be comparable with what would be expected in a commercial or industrial area.
3. The most desirable use of the subject property is agricultural, commercial, industrial, and or any supporting and compatible uses.
4. The request conserves property values by locating a new proposed industrial use adjacent to an area zoned for industrial uses and near a large developed industrial area.
5. The proposed rezoning promotes responsible growth and development. The subject property is in industrial area inside the Town of Bristol and will utilize the Town utilities.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

RZ-0445-2024

Rezoning - Rezoning

Date: 06/27/2024 Meeting Date: August 08, 2024 Transaction #: RZ-0445-2024
Plan Commission Hearing (Rezoning)

Description: for a zone map change from A-1 TO M-1

Contacts: <u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Pinnacle Properties 418 S Main St Elkhart, IN 46516	Newport Equities 26 Corporate Plaza Drive New Port Beach, CA 92660	Barbara Christine Truee Wilhelm 6317 Hialeah Ct Tallahassee, FL 323092008	Jones Petrie Rafinski 300 Nibco Pkwy Elkhart, IN 465163570

Site Address: 00000 County Road 23 BRISTOL, IN 46507	Parcel Number: 20-03-33-300-001.000-031 20-03-33-300-002.000-031 20-03-33-300-003.000-031 20-03-33-400-007.000-031 20-03-33-400-016.000-031
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Township: Washington
Location: NORTH SIDE OF COUNTY ROAD 23, 1,875 FT NORTH OF COUNTY ROAD 14

Subdivision: Lot #

Lot Area: 247.00 Frontage: 2,378.00 Depth: 1,731.00

Zoning: A-1 NPO List:

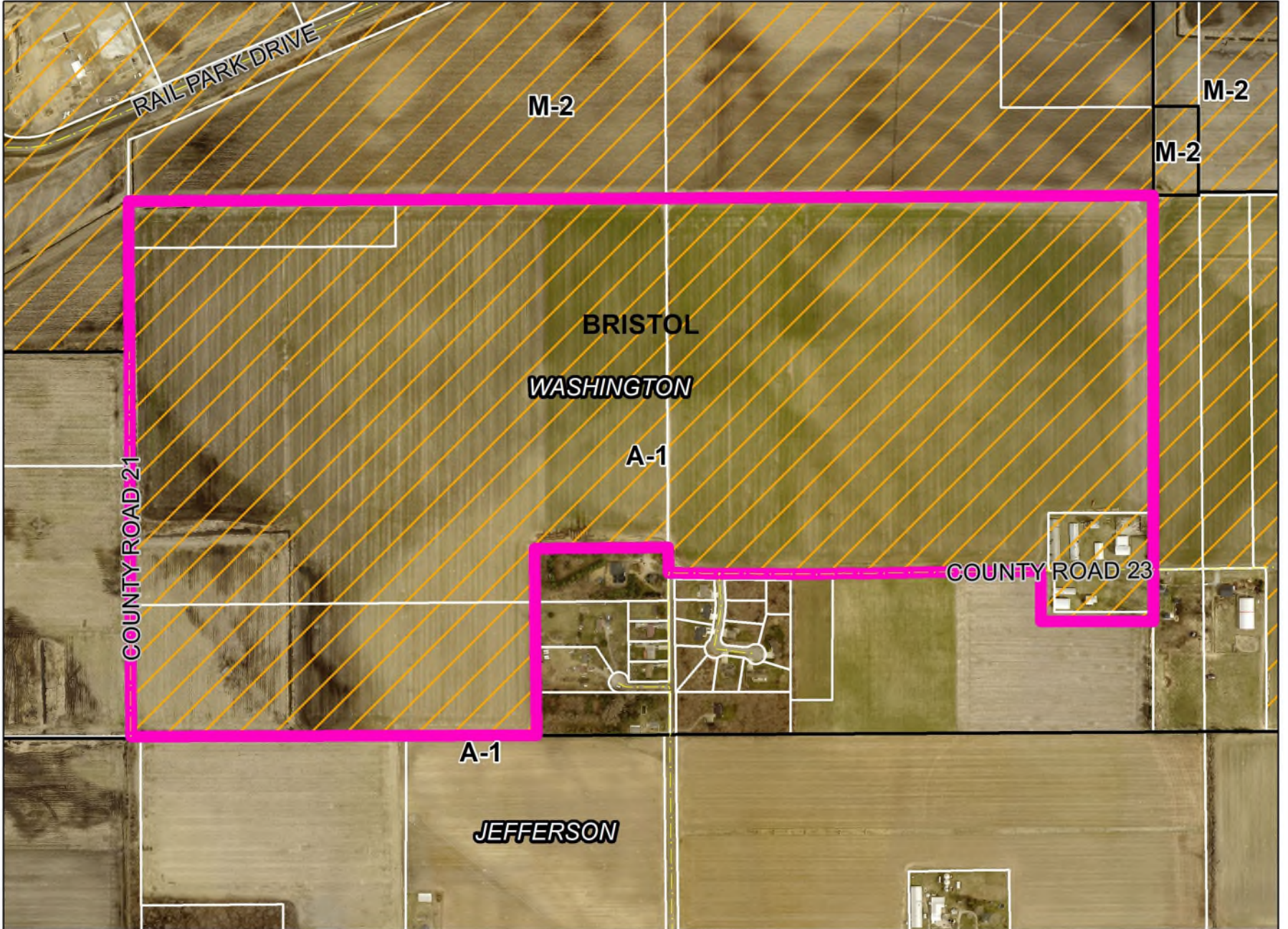
Present Use of Property: VACANT

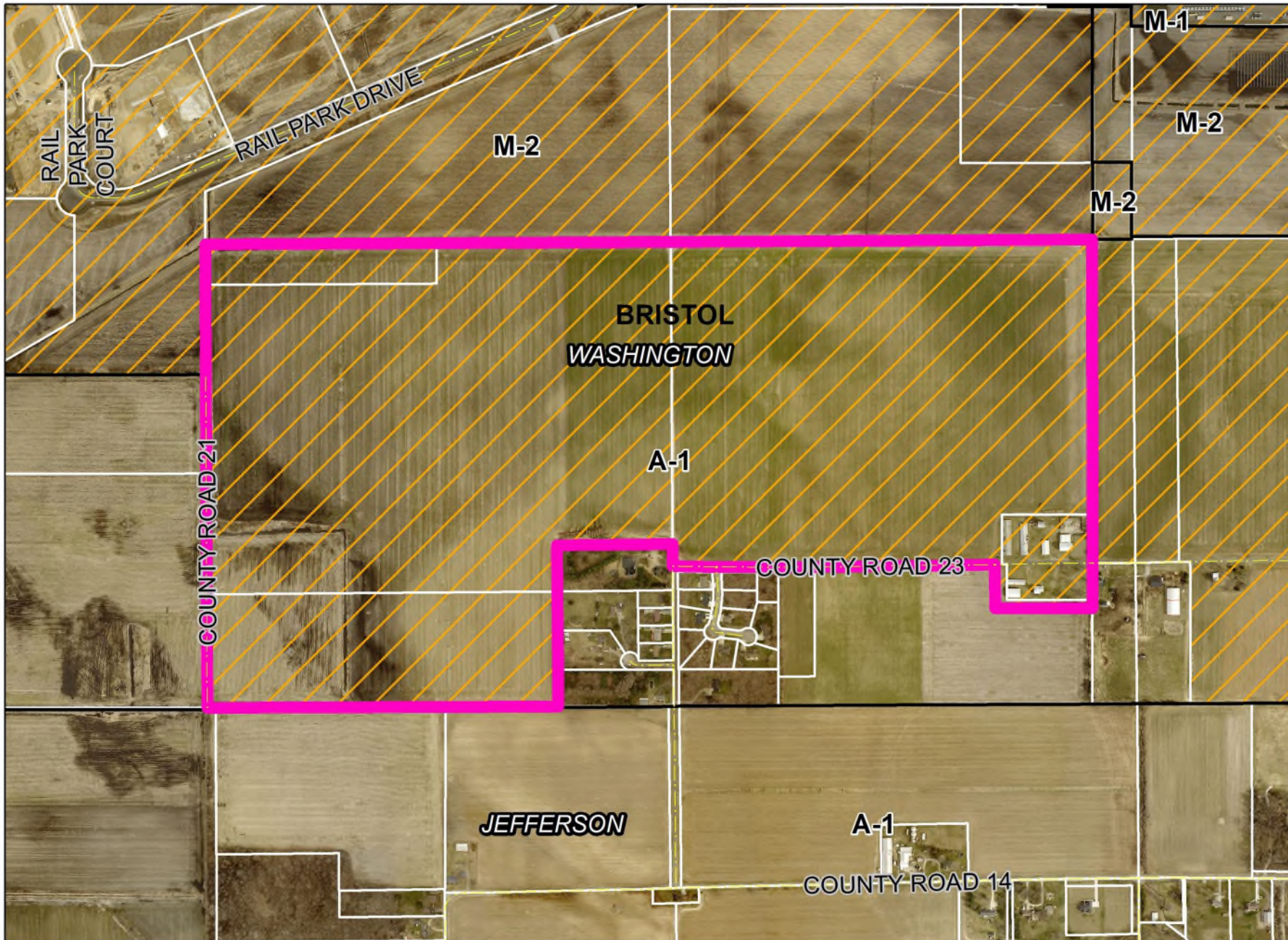
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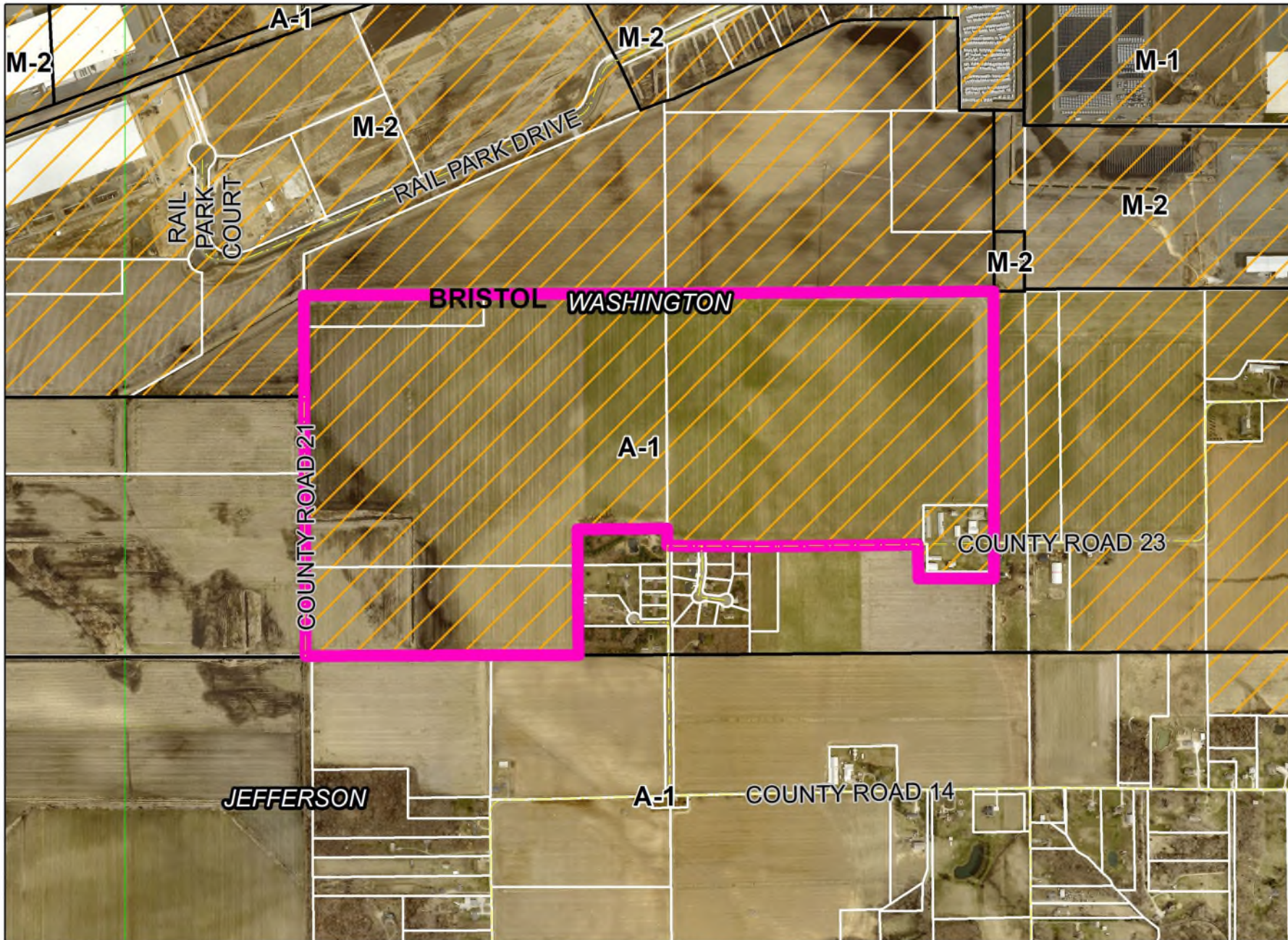
Comments:

Applicant Signature:

Department Signature:



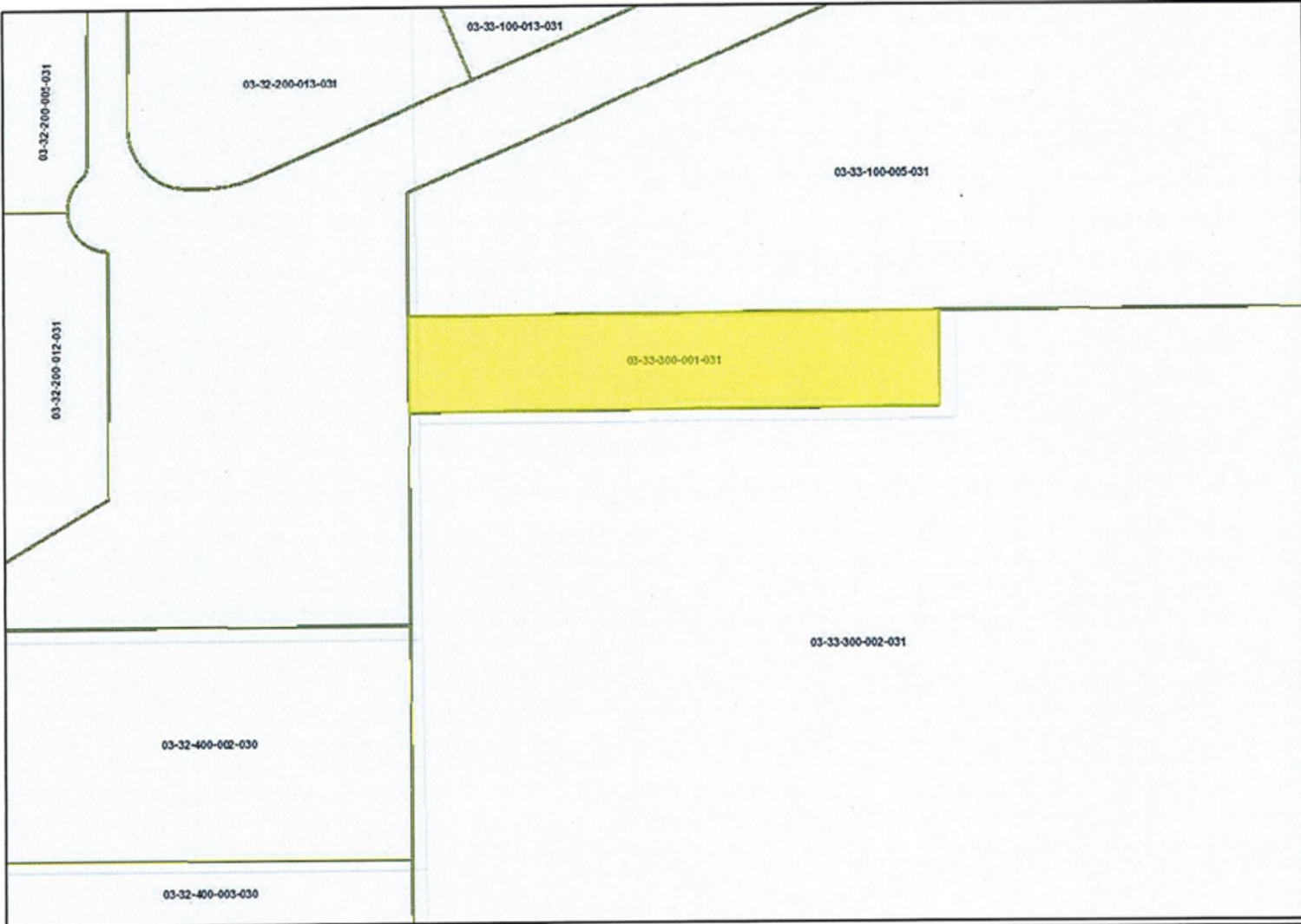
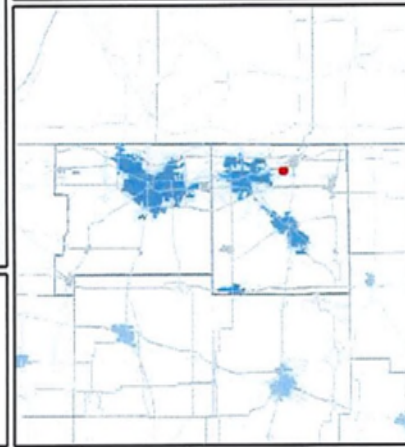
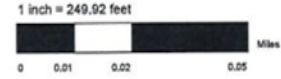




txtSubTitle

Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
- Railroad
- Abandoned Railroad
- Road Centerline
- Railroad Bridge
- Roadway Bridge
- Major Roads
- 1
- 10
- Primary Roads
- Secondary Roads
- Local Roads
- Rivers
- Local Roads
- SJC Street
- ELK Street
- Building Footprint
- SJC 2014 Parcel
- ELK 2014 Parcel
- Railroad



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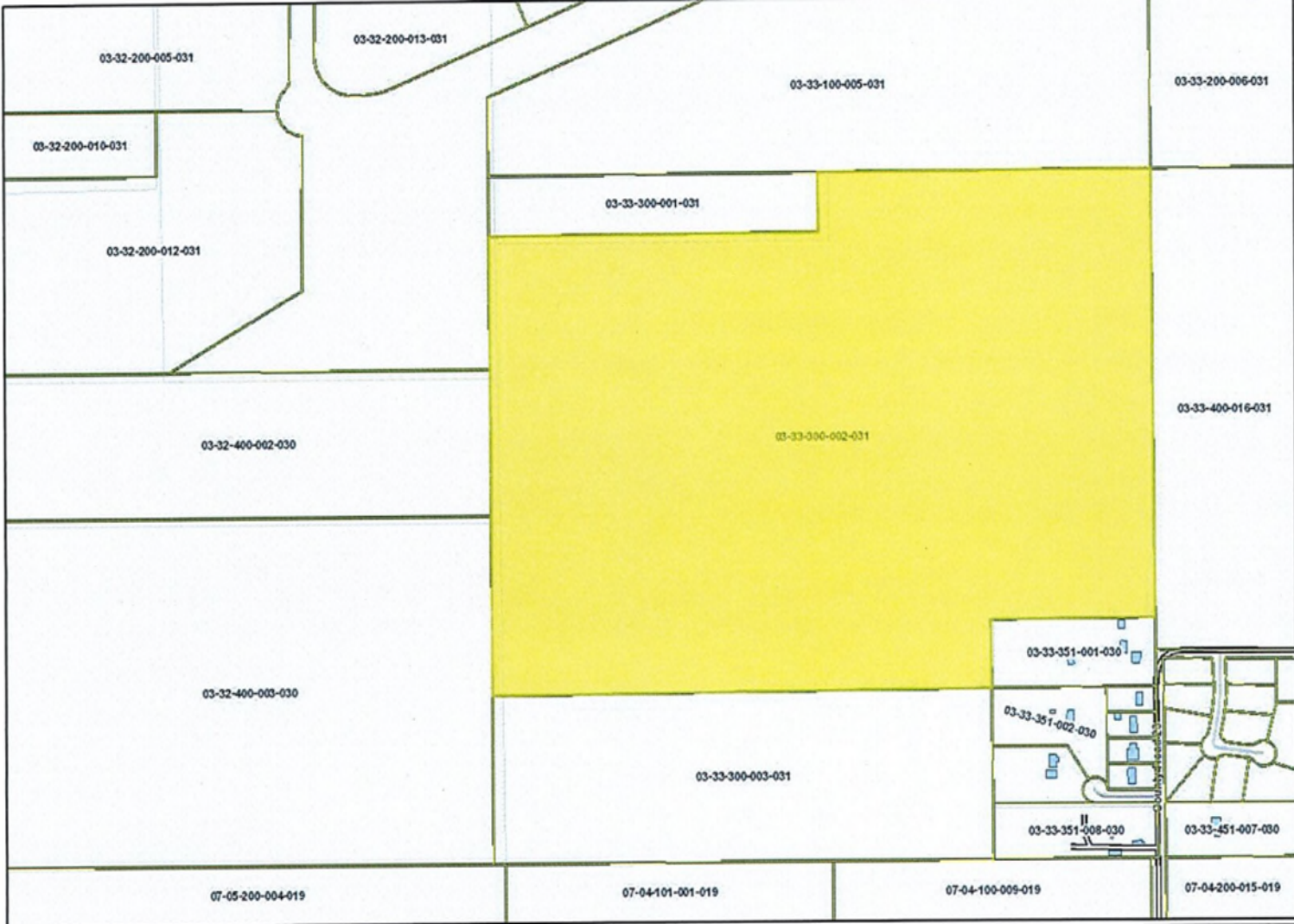
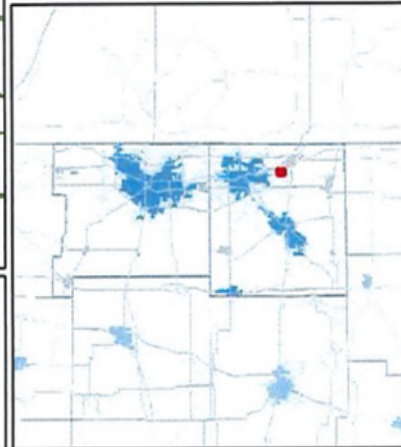


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1 inch = 400.00 feet

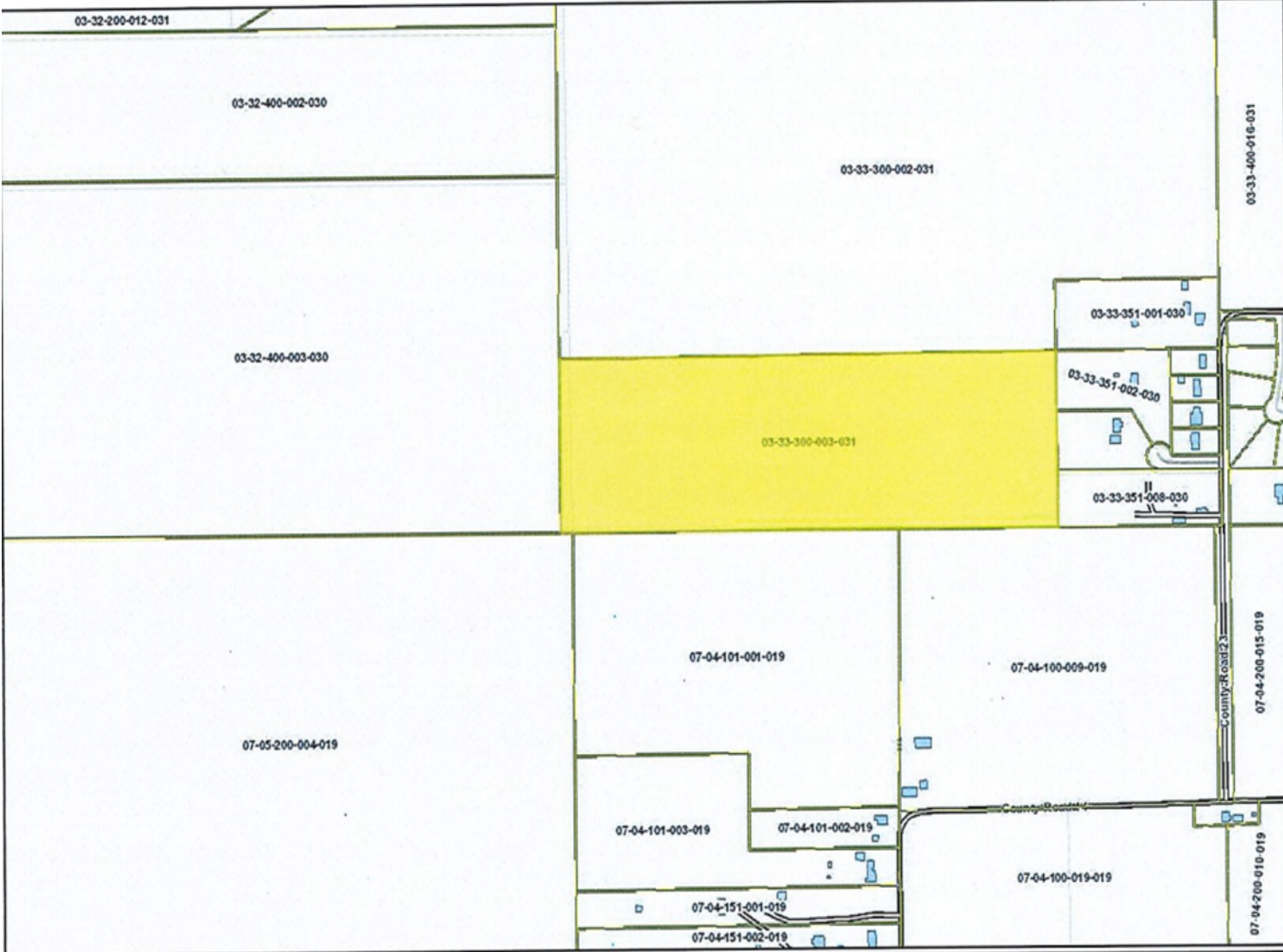


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Michiana Regional GIS Website

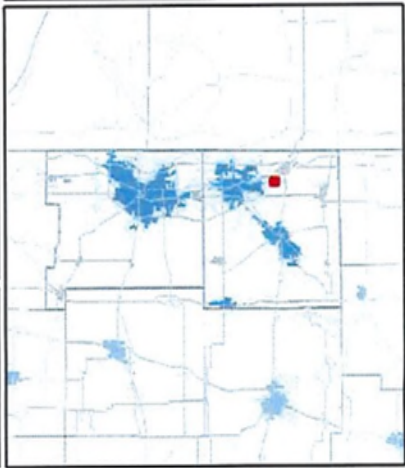
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0 0.02 0.04 0.08 Miles



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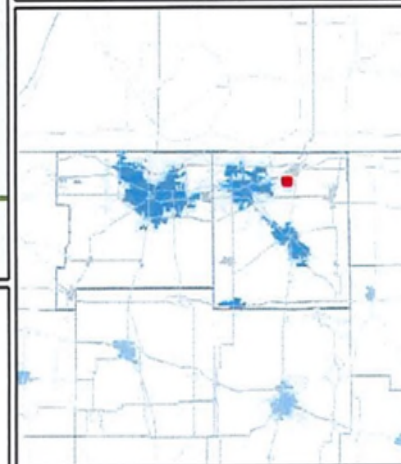


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03-33-200-005-031

03-33-100-005-031

03-33-200-006-031

03-33-200-019-031

03-34-101-001-031

03-33-300-001-031

03-33-400-016-031

03-33-400-013-031

03-34-300-013-031

03-33-300-002-031

03-33-400-007-031

03-33-351-001-030

03-33-351-002-030

03-33-452-007-030

03-33-400-012-030

03-34-300-012-030

03-33-300-003-031

03-33-400-015-030

03-33-351-008-030

03-33-451-007-030

07-04-101-001-019

07-04-100-009-019

07-04-200-015-019

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1 inch = 100.00 feet



03-33-400-016-031

03-33-400-013-031

03-33-400-007-031

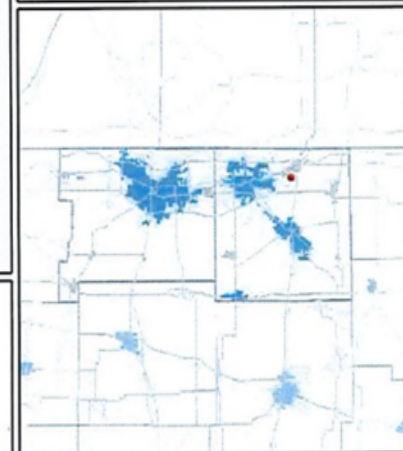
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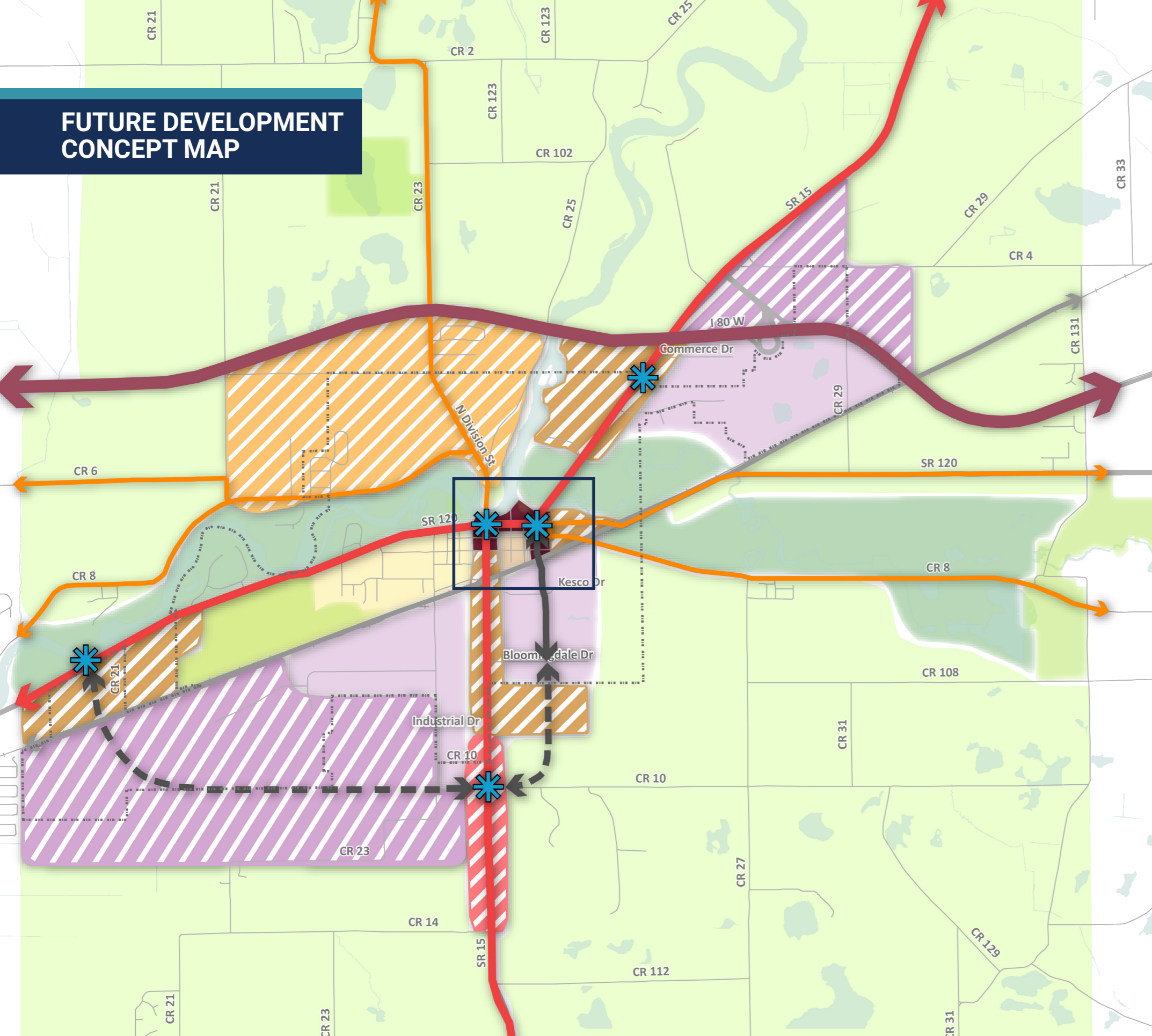
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FUTURE DEVELOPMENT CONCEPT MAP



Character Areas

- Employment Center
- Community Commercial
- Gateways
- Transitional Mixed-Use
- Mixed Residential
- Local Road Corridor

Existing Features

- Employment Center
- Downtown District
- Transitional Mixed Use
- Neighborhood Preservation
- Floodway Conservation
- Parks
- Rural Management
- Town of Bristol
- Interstate Road Corridor
- Arterial Road Corridor
- Collector Road Corridor
- Local Road Corridor
- Railroad Corridor
- Other Local Roads

DOWNTOWN INSET

