

Bristol Innovation Park

DPUD

DPUD Project Narrative

Detailed Planned Unit Development

Bristol Innovation Park – DPUD

1.0 DEVELOPMENT PROJECT OVERVIEW

1.1 Project Summary

The planned project for the subject site will activate the Town’s recently annexed south development area. The owners are seeking a DPUD M-1 rezoning to allow for all uses included in the Elkhart County M-1 Zoning classifications. The site includes 957 acres comprised of land from two adjoining land owners. The current land use is agriculture however the site adjoins M-2 and M-1 zoned land to the north. A portion of the site has already been zoned M-1 with data center specific use.

The Site will allow for development of multiple buildings while providing significant buffer from adjoining land uses.

No new public roadways are proposed for the project. However, access to the site will be from Maple Street, County Road 19 and Earthway Drive. Maple Street is a Town of Bristol Street while County Road 19 is now partially within the jurisdiction of the City of Elkhart. Jurisdictional boundaries are shown on the Project Planning Graphics. Access to Earthway Drive will require right-of-way acquisition from the adjoining Land Owner to the north.

The Project DPUD Plan provides the preliminary design for site elements including grading, storm water management, municipal utilities, and all internal connections.

1.2 Site Legal Description

The Project Legal Description is included in Exhibit A.

1.3 Site Selection

As noted above, the Site is owned by two Land Owners and is immediately adjacent to the Town of Bristol’s South Industrial Complex.

The Town approved the annexation of the Wilhelm Farm in 2024-2025 and the Kaufman Farm in 2026.

The Site is in close proximity to the Town utilities and the Town’s south peripheral roadway (Earthway Drive) as well as a primary rail crossing providing direct access to State Highway 120.

The Town has adequate utility capacity for the project and both sewer and water are available at Earthway Drive within 300 feet of the Project Site.

Bristol Innovation Park – DPUD

Significant power is on site consisting of two transmission level power lines (138 KV and 345 KV). Gas utilities exist in Earthway Drive within 300 feet of the Site.

The site is within close proximity to active rail and high-speed communication infrastructure.

1.4 Relationship of the Intended Use and Surrounding Land Uses

The Site adjoins active industrial land to the north and west. Agricultural land use co-mingled with residential properties exist to the south of the proposed Site.

A multi-family land use exists and adjoins to the north and west of the Project location.

These adjoining land uses will require dimensional separation and visual buffering. The Project Plan includes substantial measures in this regard. Proposed development setbacks will allow a minimum of 500 feet of isolation from existing single-family homes and 350 feet from multi-family dwellings. The minimum set back from residential homesite property lines is 150 feet.

Careful planning will provide for visual buffering with sound and light mitigation. The approach will rely on earthen berms of varying heights, evergreen and deciduous plantings co-mingled with native prairie grasses. The site plan support drawings and DPUD include representations of these concepts.

Berms will be placed within close proximity to property lines using varying setback dimensions so as to maximize effectiveness. The designs shall consider site-specific “View-Sheds” for placement of the most effective features.

The Project Covenants included herein will require buffer areas to be constructed simultaneously to construction of building pads and buildings so as to offset (as much as possible) impacts of the site construction activities.

1.5 Land Use Intent by Percentage

The Project land use will include those allowed under the Elkhart County Ordinance for the M-1 classification. Buffer areas and storm water features will consider the potential for passive park/recreational land uses where appropriate. Interpretive trails and multi-use paths will be encouraged in final Site Planning and Engineering Design.

Bristol Innovation Park – DPUD

Land use by percentage is as follows:

- | | |
|--|---------|
| • Buffer Areas and Setbacks | 20.45% |
| • Easements and Access | 8.45% |
| • Stormwater, Waterways, and Wetland Restoration | 14.83% |
| • Buildable Area | 56.27%* |

*If the use is a datacenter, the maximum building area shall not exceed 50%)

1.6 Land Use Buffering and Mitigation Measures

As noted above (Paragraph 1.4) significant effort will be applied to mitigation efforts with adjoining land uses. Additional measures beyond physical buffering and setbacks will be applied.

1.6.1 Lighting Mitigation

Lighting impacts will be a critical measure required by the Project Standards and included in the Restrictive Covenants. The Standards developed for this site are also now incorporated into the Town of Bristol's Development Standards Overlay which has been recently adopted.

The design achieves "Dark Sky" compliant levels by incorporating directional elements that focus lighting downward and inward. All lighting within this development will be required to meet this standard. This will include street lighting, parking fields, and wall mounted security lighting.

Photometric design submittals will be required in the Project Covenants, Project Development Standards, and by the Town's Zoning Ordinance.

1.6.2 Sound Levels/Emissions

Sound and vibration impacts are also addressed in the Project Development Standards and are made part of the Project Development Standards (See Exhibit B). The Standards stipulate thresholds for daytime and nighttime levels relative to the specific adjoining land use.

The Standard requires an acoustical modeling diagram that indicates levels will be met prior to building permit issuance. Enforcement measures are included in the Standards.

Bristol Innovation Park – DPUD

2.0 Development Concept Details

2.1 Current Conditions

The existing site is currently agricultural land. A few undeveloped buildings remain and are used intermittently by the farming operation. It is expected the agricultural operation shall continue as the Development builds out in phases. The Site will consist of two development lots configured by current ownership. It is likely that build-out of the site will require multiple years following zoning approval. No end user for any part of the Site has been identified.

2.2 Project Phasing

For now, there is no specific plan for phasing. However, the logistics of build-out will likely be dictated by build-out of the needed site infrastructure. Understanding this, lot one will likely be Phase One as infrastructure investment will be driven by the location of existing utilities and roadway connections.

2.3 Site Access

Site Access is as noted on the PUD Plan. Access will depend upon Maple Street to the east, County Road 19 to the west, and Earthway Drive to the north. There may be consideration for direct access to State Highway 15 in the future. All access points will require development of a traffic impact analysis. It is expected that impacts identified by the required study will result in mitigation measures that will include geometric improvements at all site access points.

2.4 Days and Hours of Operation

Traffic activity on the Site will depend upon the land use. Assuming the M-1 Classification the potential for typical manufacturing hours and week days should be expected. However, the petitioners will make the site available to any viable end user. This may include users who may operate 24 hours per day and 7 days per week.

2.5 Number of Employees

The size of the Site could allow for a broad range of workforce numbers. For typical local industry (dry industry, assembly) assume 2,200 to 2,400 FTE's as the upper range.

If the Site attracts a technology based end user these numbers could drop to 50% of that level or less (1,000-1,100 FTE's).

Bristol Innovation Park – DPUD

2.6 Truck Trips/Non-Employee Volumes

For the typical Elkhart County M-1 business assume 200 truck trips daily and 100 non-employee visitors daily.

If the Site is occupied by a technology provider assume traffic to be minimal under operation and non-employee daily trips to be only 2% of the full time employee count (or 20 persons daily).

2.7 Traffic Volumes

The Town of Bristol maintains an ongoing traffic impact analysis relative to rapidly evolving volumes applied to the Town's main arterials. The Development will require an update to that analysis to include the land use expected within this project. The Project will not be allowed to access CR 23 or CR 14 for daily or construction use. Emergency access points will be incorporated. The Developer/End User will be required to complete this study as a part of design.

Land Use	FTE's/ BLDG	Shifts	Trucks/ Visitors	Estimated Daily Trips	Buildings	Estimated Trips
Dry Industrial/Assembly	120	1	5/10	367	24	9,168
Technology Provider	33	3	2/5	106	24	2,544

2.8 Parking

Each building on the Site will require parking facilities specific to the end user. Assuming typical M-1 land uses, parking fields will require organized hard surface parking fields within reasonable proximity to each building. Building occupancy will require full build out of these elements prior to occupancy approval. Designs shall comply with County and Bristol Standards.

Loading areas will be oriented so as to minimize conflicts with internal circulation, employee parking, and vehicle movements. The development covenants included herein provide specific requirements for outside storage buffering and visibility limitations.

3.0 Deviations from Development Standards

At this time the only deviation proposed is a reduction in the minimum parking requirement. As an end user (s) is identified and specific land use is determined

Bristol Innovation Park – DPUD

under the M-1 classification, the Developer may request deviations if any are needed. Deviations must be reviewed by Elkhart County Planning Department Staff, Town Staff, and the Bristol Innovation Park TRC, and may require an amendment to the DPUD Ordinance.

At this time however, it appears that self-imposed conditions may out pace or exceed the Elkhart County Standards in the following categories:

- Site buffering
- Development of stormwater management elements
- Restorative efforts for wetland resources
- Building design elements
- Lighting design and mitigation
- Amenity features
- Traffic impacts/distribution

NOTE: See Restrictive Covenants attached.

4.0 Water and Sanitary Systems

The Project will require extensions of both municipal water and sanitary sewer. Both utilities are within 300 feet of the site. The Project will require extension of Town systems so as to provide access to all areas of the development site.

The Town has capacity to provide water and sewer to the Site assuming end users are classified as “Dry Industry.” Dry Industry users typically are those that do not require process water supply or produce process waste water.

The current average day capacity for each utility is as follows:

Bristol Utility System Capacity			
Utility	Rate Average	Peak Daily Rate	Peak Hourly Rate
Sanitary Sewer	0.75 MGD	1.4 MGD	2.8 MGD
Water System	1.0 MGD	1.5 MGD	3.0 MGD

5.0 Soils and Geotechnical Conditions

The site surface soils conditions are depicted on the figure/sheet number 4 in the DPUD Graphic Plans.

Project Development will require a geotechnical investigation during the detailed design phase for all project elements.

6.0 Project Self-Imposed Conditions

The following must be made a part of the pre-design or design activities and be included with the DPUD site design plan submittals.

6.1 Pre-Design Activities

a. Geotechnical Studies Required

Before completing site mass grading design, a detailed Geotechnical Analysis shall be procured that provides confirmation of suitable conditions supporting the needs of the end use. The study conclusions will be submitted with site plans for approval by the Elkhart County Technical Review Committee and the Town of Bristol.

b. Hydro-geological Analysis Required

A Hydro-Geological Analysis is required. The analysis will provide a finding of “no significant impact” to the local drinking water aquifer and to the St. Joseph River aquifer, prior to issuance of construction permits for site improvements.

c. Wetlands Impact Analysis

A wetlands impact study, including a finding of “no significant impact” or an improved mitigation plan, is required prior to issuance of site construction permits.

d. Stormwater Management - Pre-Design Report

A central portion of the project area (approximately 226 acres) is being proposed for stormwater management in the areas to be developed. As part of this, the area is also being considered for restoration and redevelopment of a naturalized wetland and stream complex that would serve as the central drainage hub for the whole of the project area.

A review of the area suggests significant suitability for wetland restoration and for use in stormwater management. Evidence for this includes hydric soils mapped within the majority of the area under analysis, signs of extensive drainage efforts for agricultural usage, and signs of inundation on historical aerial photography, some evidence of historic wetlands associated with the area.

The concept for wetland restoration and stormwater management for this project includes a heterogeneous complex of two-staged ditches (Menges Ditch, Menges Ditch Lateral A, and Comstock Ditch), and development of ten (10) perennial ponds. This will also include floodplain emergent wetlands, shrub-scrub wetlands, anastomosing/stage 0 streams, vernal pools/ephemeral wetlands, and wet meadows. The key to such a naturalized stormwater management complex is designing the area for the retention of approximately 13,345,586 cubic feet (306 acre-feet) of stormwater for the whole of the development, without impacting discharge volumes to downstream areas of the complex is analyzed with subsequent hydrologic modeling of the proposed system, such a system would result in significant benefit to the ecological and aesthetic value to the project and the watershed.

Ecological benefits from the complex would include groundwater recharge, filtering of sediment and key nutrients and contaminants, habitat for endangered insects, amphibians, migratory birds, flora and fauna biodiversity, floodplain connectivity, carbon sequestration, and flood water storage. With all that being said, the design of the system still needs to accomplish the goal of retaining all of the stormwater from previous and impervious surfaces of the site development as required by the local standards.

Preliminary stormwater calculations performed by JPR based upon the aforementioned wetland/stream stormwater retention complex conceptual design show stormwater retention potential to be approximately 16,560,404 cubic feet. (See Sheet 7 of the Site Plan Set)

This 15,560,404 cubic feet of storage exceeds the required 13,345,586 cubic feet of storage by 2,214,818 cubic feet. However, this calculation is based upon the assumption that each retention facility would be able to accommodate an average of three (3) feet of storage within their respected basins.

Consequently, the “as yet unknown” developer or end user will be required to complete a detailed pre-design analysis to confirm the final design parameters of the complex as a part of the pre-construction activities.

Bristol Innovation Park – DPUD

The end user will be required to engage the Town's Stormwater Consultant in the development of a stormwater management model that refines this management plan, including the basis of design for the system.

The final design of the system will require review and approval by the Town's Stormwater Consultant prior to advancing to the design stage.

The design and analysis will require review and approval by the Elkhart County Drainage Board and Storm Water Manager as a part of the project pre-construction process.

e. Traffic Impact Analysis/Roadway Impacts/Impact Agreements

The developer/end user will be required to develop two reports prior to design and construction activities. This will include the traffic impact analysis for the project at build-out and a second for the project under construction.

The first report will consider four access points, including approaches at County Road 19, Maple Street, Rail Park Drive, and State Route 15 (due East of the site). This report will consider signal warrants at SR 120 at Stonemont Court, Industrial Drive at SR 15, Earthway/Bloomingtondale at SR 15 (assuming an Earthway Drive connection to SR 15), and CR 19 at SR 120, and SR 15 due East of the site.

The studies will require evaluations of primary intersections associated with the projects' construction phase and completed access plan routing, this may include the following:

- CR 14 at CR 17
- CR 14 at CR 19
- CR 19 at SR 120
- CR19 at Grand Elk Grade Crossing
- Stonemont Court at SR 120
- Maple Street at Industrial Drive
- Industrial Drive at SR 15
- SR 15 at Bloomingtondale Drive

The study will also consider capacity impacts on the associated roadways.

Bristol Innovation Park – DPUD

The developer will be required to develop and procure approval of the study memorandum of understanding (“MOU”) prior to advancing the work. The MOU will require approval from the Town of Bristol, Elkhart County Highway, and INDOT.

Both reports will be required prior to issuance of the PUD Site Plan Approval, project construction plans, and local construction permits.

It should be expected that traffic impacts will require geometric mitigation to the listed roadways that will likely lead to impact agreements relative to the cost and implementation of recommended improvements.

f. Erosion Control and Storm Water Permitting (SWP3)

The Project will require a carefully developed erosion control plan as part of the earthwork planning package. A phased approach to construction will assume that impacts to downstream resources are carefully avoided.

g. Utility Study – Municipal

The design of utility extensions from the Town of Bristol will require a pre-design engineering study to be completed and approved by the Town, prior to engineering activities.

h. Site Construction Activities and Development of Buffering Elements as a Condition of the DPUD Approval

As a condition of the DPUD approval, the future site developer will commit to initiate construction and development of buffering elements (mounding, plantings, etc.) simultaneously with site grading and shall be finished prior to the commencement of any building foundation construction.

i. Dust Control and Monitoring

The work site must include dust mitigation when conditions require. The site developer will monitor emissions and activate measures when needed or required by the Town.

j. Dewatering Impact Analysis

The developer shall conduct a dewatering impact analysis for any areas of the site that may require dewatering as a part of the project

Bristol Innovation Park – DPUD

construction pre-planning. Such study shall provide a finding of “no significant impact” to nearby residential drinking water wells. Monitoring wells may be required.

k. Conditions as a Part of PUD Ordinance

Conditions and commitments outlined above will be included in the re-zoning ordinance and be noted “Self-Imposed” and can only be altered by amendment to the PUD Ordinance requiring petition and then approval by the Elkhart County Plan Commission followed by approval by the Bristol Town Council.

Requested Deviations from the Elkhart County Standards

This project formally requests the following deviations from the Elkhart County DPUD standards:

1. A variance from the DPUD Standards, Section 158.11 (E) Detailed Planned Unit Development (DPUD) Section (2). Review process to waive the requirement for a detailed site analysis and drawings for each individual lot at the preliminary approval stage. The following condition of approval is hereby requested:
 - a. To allow for Site Plan review and approvals to be submitted directly to the Elkhart County Planning Staff for review and approval prior to issuance of an improvement location and/or building permit. The Elkhart County Planning Staff will make the final decision or transfer it to the Plan Commission if at their judgment they feel more review is necessary for any site.
 - b. Each individual site shall be developed in accordance with the established Elkhart County Development Standards for the applicable zoning designation established on the development lot (M-1) along with the development restrictions within the DPUD approval.

This project formally requests the following deviations from the Elkhart County Development Ordinance standards:

1. A variance from Section 158.07(C)(3) to allow a minimum required off-street parking spaces of 1 per employee on the largest shift.

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Bristol Innovation Park

DPUD

Legal Descriptions



Exhibit 'A'

Project: Legal Description Bristol Innovation Park (Lot #1)

Parcel ID: 20-03-34-300-010.000-031
20-03-34-300-002.000-031
20-03-34-300-007.000-031
20-03-34-300-013.000-031
20-03-33-400-013.000-031
20-03-33-400-016.000-031
20-03-33-300-002.000-031
20-03-33-300-003.000-031
20-03-33-400-007.000-031
20-03-34-300-004.000-031
20-07-03-126-001.000-042

That part of the Southwest Quarter and the Southeast Quarter of Section 33 and that part of Southwest Quarter of Section 34, Township 38 North, Range 6 East, Town of Bristol, Washington Township, and that part of the Northwest Quarter of Section 3, Township 37 North, Range 6 East, Town of Bristol, Jefferson Township, Elkhart County, Indiana, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 34, Township 38 North, Range 6 East; thence South on the East line of said Southwest Quarter to the center line of County Road 23 (West Bound); thence West along said centerline 297.0 feet; thence South parallel with the East line of the Southwest Quarter of said Section 34 231.0 feet; thence North $88^{\circ} 18'$ East 297.0 feet to the East line of said Southwest Quarter of said section 34; thence South of said East line to the Southeast corner of said Southwest Quarter of Section 34; thence West on the North line of Section 3, Township 37 North, Range 6 East, Jefferson Township, Town of Bristol, Elkhart County, Indiana, to the Northeast corner of the Northwest Quarter of said Section 3; thence South on the East line of said Northwest Quarter 483.36 feet; thence North $89^{\circ} 11' 21''$ West 1326.28 feet to the West line of the East half of said Northwest Quarter of said Section 3; thence North on said West line 469.04 feet to the South line of Section 34, Township 38 North, Range 6 East; thence West on said South line 990.0 feet; thence North $0^{\circ} 07' 26''$ West 813.10 feet to the center line of County Road 23; thence West on said center line

556.91 feet; thence South $1^{\circ} 01' 26''$ West 244.72 feet; thence West 534.00 feet; thence North $1^{\circ} 01' 26''$ West 244.72 feet to the center line of County Road 23; thence West on said center line 1885.0 feet to the East line of the Southwest Quarter of Section 33; thence North on said East line to a point 927.0 feet North of the South line of said Section 33; thence West 660.0 feet; thence South 927.0 feet to the South line of said Section 33; thence West on said South line to the West line of the Southwest Quarter of said Section 33; thence North on said West line to the Northwest corner of the Southwest Quarter of said Section 33; thence East on said North line of the Southwest Quarter of said Section 33 to the Northwest corner of the Southeast Quarter of said Section 33; thence East on the North line of said Southeast Quarter to the Northwest corner of the Southwest Quarter of said Section 34, (Township 38 North, Range 6 East); thence continuing East on the North line of said Southwest Quarter to the Northeast corner of the Southwest Quarter of said Section 34 and the place of beginning.

Excepting therefrom the following tract of land;

Beginning at a point on the West line of the East half of the Southwest Quarter of section 34 Township 38 North, Range 6 East, at its intersection with the Centerline of County Road 23 where County 23 crosses the East half of the of said Southwest Quarter, thence east on the center line of County Road 23, 413.56 feet; thence South 293.28 feet; thence South 88 Degrees 23 Minutes West 416.38 feet to the West line of the East half of the Southwest Quarter of said section 34 ; thence north on said West line to the Point of Beginning.

Also Excepting therefrom, the following tract of land;

A part of the Southwest Quarter of section 34 Township 38 North tange 6 west, Washington Township Elkhart County Indiana Describes as follows;

Commencing at a Harrison monument at the center of section 34; thence South on the east line of the Southwest quarter of said section 34, 808.83 feet; thence South 89 degrees 46 minutes 52 seconds West on the centerline of County Road 23 500.91 feet ; thence South 87 degrees 43 minutes 07 seconds West along said centerline a distance of 67.80 feet; to the point of beginning of this description; thence continuing South 87 degrees 43 minutes 07 seconds West on said centerline of County Road 23 786.38 feet; thence North 00 degrees 53 minutes 08 seconds West

177.20 feet; thence South 89 degrees 33 minutes 39 seconds East 220.17 feet; thence North 54 degrees 32 minutes 36 seconds East 50.26 feet; thence North 31 Degrees 34 minutes 28 seconds East 122.47 feet; thence South 88 degrees 19 minutes 28 seconds East 442.86 feet; thence South 02 degrees 38 minutes 53 seconds 65.60 feet; thence South 86 degrees 43 minutes 08 seconds East 33.32 feet; thence South 02 degrees 47 minutes 47 seconds West 197.53 feet to the place of beginning.

Containing 426 Acres, more or less.

Subject to Public Highways.

Subject to Easements of Record.

Subject to survey.

Project: Legal Description Bristol Innovation Park (Lot #2)

Parcel ID: 20-03-32-300-003.000-030

20-03-32-300-007.000-030

20-03-32-400-002.000-030

20-03-32-400-003.000-030

20-07-05-100-004.000-019

20-07-05-200-004.000-019

20-07-04-101-001.000-109

All that part of Section 5 and Section 6, Township 37 North Range 6 East, Jefferson Township, Elkhart County, Indiana; and that portion of Section 32, Township 38 North Range 6 East, Washington Township, Elkhart County, Indiana, described as follows;

Commencing at the Southwest corner of said Section 5; thence, North on the West line of said Section 5, 3,990.0 feet to the point of beginning; thence, continuing North on the West line of said Section 5, 764.58 feet; thence, South 89 degrees 43 minutes 18 seconds East 520.0 feet; thence, North parallel to the West line of said Section 5, 260.0 feet to the North line of said Section 5; thence, North 89 degrees 43 minutes 18 seconds West on the North line of said Section 5 520.0 feet to the Northwest corner of said Section 5 also the Southwest corner of Section 32, Township 38 North Range 6 East; thence, North on the West line of said Section 32 to the North line of the South half of the Southwest Quarter of said Section 32; thence, East on

said North line to the West line of the Southeast Quarter of said Section 32; thence, North on said West line of said Section 32 to the South line of the recorded plat of Earthway Rail Park Phase IV (instrument no. 2021-10336, Elkhart County Recorder's Office); thence, South 89 degrees 23 minutes 47 seconds East on said South line, 2,653.59 feet to the East line of the Southwest Quarter of said Section 32; thence, South 0 degrees 3 minutes 41 seconds East along said East line, 1,905.20 feet to the North line of Section 4, Township 37 North Range 6 East; thence, South 89 degrees 14 minutes 00 seconds East 1,338.15 feet; thence, South 0 degrees 39 minutes 00 seconds West; thence, 1,068 feet to an iron stake in the centerline of County Road 14; thence, North 44 degrees 37 minutes 00 seconds West 28.44 feet; thence, North 89 degrees 14 minutes 00 seconds West 592.0 feet; thence, North 206.45 feet; thence, North 89 degrees 33 minutes 00 seconds West 714.29 feet to the East line

of Section 5, Township 37 North Range 6 East; thence, South 00 degrees 27 minutes 51 seconds East on said East line 2,258 feet (more or less) to a point 36.37 feet South of the Northwest corner of lot 32 of the recorded plat of Whispering Valley Second, Elkhart County Records Office, Plat Book 12, Page 71; thence, West 656.94 feet; thence, South 00 degrees 05 minutes 15 seconds East 601.0 feet; thence, North 89 degrees 24 minutes 22 seconds West, 703.16 feet; thence, South 00 degrees 04 minutes 35 seconds East 1,371.20 feet to the South line of said Section 5; thence, North 89 degrees 19 minutes 54 seconds West on said South line, 448.27 feet; thence, North 00 degrees 40 minutes 06 seconds East, 350 feet; thence, North 89 degrees 19 minutes 54 seconds West 833.45 feet; thence, South 00 degrees 40 minutes 06 seconds West 350 feet to the South line of said Section 5; thence, North 89 degrees 19 minutes 54 seconds West on said South line 50.0 feet; thence, North 0 degrees 06 minutes 07 seconds West 3,982.02 feet; thence, North 89 degrees 12 minutes 59 seconds West 2,645.22 feet to the place of beginning.

Containing 533.5 Acres, more or less.

Subject to Easements of Record.

Subject to survey.

ELKHART COUNTY · BRISTOL, INDIANA

Bristol Innovation Park

DPUD

DPUD Standards

Development Standards for the Bristol DPUD



BRISTOL INNOVATION PLANNED UNIT DEVELOPMENT

(1) Project Overview

The Bristol Innovation Park PUD is designed to be a cohesive industrial development on the southwest side of Bristol that will provide opportunity for responsible growth. The site is an ideal location due to close proximity to existing industrial development and within the service area of the Town of Bristol municipal services. Extensive residential buffering is required to project surrounding properties from the impact of noise or other impacts of the industrial development. The dark-sky lighting standards adopted by the Town are reinforced in the PUD standards.

(2) Uses

The table on the following page lists the uses permitted in this district in as follows:

- (a) Permitted Use (■)
- (b) Special Use (■)
- (c) Prohibited Use (Blank)
- (d) Use-Specific Standards (✱)
- (e) **Use Definitions & Use-Specific Standards**
Any use specific standards can be found in the identified location in Sec. [158.05\(B\)](#) on the right side of each column.
- (f) **Accessory Uses**
Accessory use standards can be found in Sec. [158.05\(C\)](#)
- (g) **Temporary Uses**
Temporary use standards can be found in Sec. [158.05\(D\)](#).
- (h) **Unlisted Use**
If a use isn't listed and can not be accommodated by a Planning Director interpretation as allowed by Sec. [158.10\(K\)](#), then a use variance may be requested as found in Sec. [158.11\(I\)](#).

Use	Use-Specific Standards & Definitions
Agricultural Uses	
Agri-business	■ 158.05(B)(1)(a)
Agriculture, Field and Row Crops	■ 158.05(B)(1)(b)
Greenhouse, Retail	■ 158.05(B)(1)(e)
Stable, Private and Noncommercial	■ 158.05(B)(1)(h)
Winery	■ 158.05(B)(1)(j)
Industrial Uses	
Contractor Offices and Yards	■ 158.05(B)(2)(c)
Light Industrial, including datacenters	■ 158.05(B)(2)(g)
Warehousing and Freight Movement	■ 158.05(B)(2)(i)
Welding, Tool Repair, or Machine Shop	■ 158.05(B)(2)(k)
Wholesale Trade	■ 158.05(B)(2)(l)

Use	Use-Specific Standards & Definitions
Office Uses	
Professional Offices	■ 158.05(B)(3)(a)
TV Studio or Radio Station	■ 158.05(B)(3)(b)
Public & Civic Uses	
Assembly Hall	■ 158.05(B)(4)(a)
Community Center	■ 158.05(B)(4)(c)
County or Municipal Government Offices	■ 158.05(B)(4)(e)
Day Care, Adult or Child	■ ✱ 158.05(B)(4)(f)
Emergency Services, Fire or Police	■ 158.05(B)(4)(g)
Hospital	■ 158.05(B)(4)(h)
Library/Museum/Cultural Facility	■ 158.05(B)(4)(i)
Medical/Dental Clinic or Laboratory	■ 158.05(B)(4)(j)
Place of Worship	■ 158.05(B)(4)(k)
Social Service Establishment	■ 158.05(B)(4)(n)
Recreation & Entertainment Uses	
Parks & Open Space	■ 158.05(B)(5)(d)
Recreation & Entertainment, Indoor	■ 158.05(B)(5)(e)
Recreation & Entertainment, Outdoor	■ 158.05(B)(5)(f)
Retail & Service Uses	
Bar, Microbrewery, or Tavern	■ 158.05(B)(7)(b)
Building or Home Improvement Supplies	■ 158.05(B)(7)(e)
Car Wash	■ 158.05(B)(7)(f)
Farmers Market, Indoor	■ 158.05(B)(7)(g)
Farmers Market, Outdoor	■ 158.05(B)(7)(h)
Garden and Landscaping Supplies	■ 158.05(B)(7)(k)
Hotel/Motel	■ 158.05(B)(7)(l)
Kennel	■ 158.05(B)(7)(m)
Manufactured Home Sales or Rental	■ 158.05(B)(7)(n)
Pet Store	■ 158.05(B)(7)(o)
Resort	■ 158.05(B)(7)(p)
Restaurant or Catering Establishment, with or without Drive-In or Drive-Thru	■ 158.05(B)(7)(q)
Retail & Service	■ 158.05(B)(7)(s)
Self-Service Storage	■ 158.05(B)(7)(t)
Vehicle Repair, Major	■ 158.05(B)(7)(u)
Vehicle Repair, Minor	■ 158.05(B)(7)(v)
Vehicle Sales or Rental	■ 158.05(B)(7)(w)
Veterinary Clinic	■ 158.05(B)(7)(x)
Utility Uses	
Solar Energy System	✱ See Sec. 158.04(F)
Utilities, Major	■ 158.05(B)(9)(a)
Utilities, Minor	■ 158.05(B)(9)(b)
Wireless Communication Facility	✱ 158.05(B)(9)(c)

(2) Uses (Cont.)

- (a) All uses permitted in the above categories at the time of adoption of this PUD shall be deemed to be allowed under the regulations of the PUD in the future unless otherwise modified by the Council as outlined in Section 158.11 of the Development Ordinance.

(3) Building Placement & Form**Front Building Setbacks**

Use	Minimum Setback from centerline
Non-residential Building	100'

If the residential buffer exceeds the minimum setback shown above, the residential buffer shown shall be the minimum front setback.

Side and Rear Building Setbacks	From Lot Line
Agricultural Uses	25'
Non-residential Use	25'
Non-residential Use abutting or adjacent to a residential use or district	150'

- (a) **Residential Buffer Yards**
No building shall be located within any area shown as a residential buffer yard on the approved plat of the PUD.
- (b) There shall be no minimum lot size required.
- (c) There shall be no minimum lot width required.
- (d) No building constructed within the PUD shall exceed 60 feet in height. The maximum building height may be increased to 75 feet for any building or structure setback a minimum of 500 feet from the property line.
- (e) The maximum lot coverage for all buildings and impervious surfaces shall be 75%, except for a datacenter use which shall be 50%

(4) General Standards

All development shall meet the following Noise Standards:

Adjacent Zoning District	Maximum Leq Day-time (A-Weighting / C-Weighting)	Maximum Leq Night-time (A-Weighting / C-Weighting)
RI or A1 w/ Residential Use	60/70	55/65
A1 - Agricultural	65/75	60/70
Industrial (M1 or M2)	79/89	79/89

- (a) All noise levels shall be measured from the associated property line.
- (b) Adjacent zoning district is defined at the time of a construction permit is filed for development.
- (c) Daytime is defined as 7:00 AM to 10:00 PM; Nighttime is defined as 10:00 PM to 7:00 AM

- (d) All requirements of Article VI: Noise Abatement as specified in the Bristol Municipal Code shall apply. In the event of a conflict, the stricter provision shall apply.
- (e) An acoustic modeling diagram shall be provided by the developer prior to the issuance of an Improvement Location Permit.
- (f) If requested by the Town, the burden shall be on the industrial property owner to demonstrate by preponderance of evidence no violation exists.
- (g) Properties shall be exempt from minimum noise requirements during natural disasters and other emergency conditions.

(5) Accessory Uses & Structures

An accessory use or structure may be established provided that it is associated with a primary use and that it complies with the standards of [Sec. 158.05\(C\)](#) of the Elkhart County Development Ordinance and the following:

- (a) No accessory buildings shall be located in the Front Yard as established by the closest primary building. In the event that a security building or structure is required, such building shall be permitted subject to the setback requirements of the primary building.
- (b) No outdoor storage shall be permitted in the Front Yard, as defined by the Elkhart County Development Ordinance.
- (c) Accessory uses shall be setback a minimum of 50 feet from all side and rear yard lot lines. In the case that the side or rear yard abuts a residential use or district, the setback shall be increased to 100 feet
- (d) All accessory buildings shall have a maximum height of 25 feet. The height for the accessory structure may be increased to the height of the primary building provided the building is setback a minimum of 300 feet from the property line.

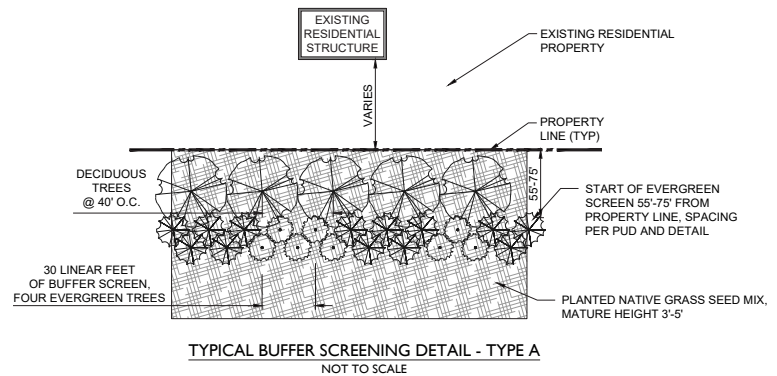
(6) Access, Parking & Loading

- (a) All access to the lots within the PUD shall be as shown on the Plat. Any changes to access shall be approved by the Town Engineer. If the access is on a County road not under the control of the Town, the County shall approve any changes.
- (b) A traffic study shall be provided prior to the development of any lot within the PUD to determine if additional improvements are necessary to meet the needs of the site.
- (c) All parking, stacking, and loading shall comply with Section 158.07 of the Development Ordinance, except as listed below:
- (i) Gravel is not permitted for employee or customer parking.
- (i) Minimum required off-street parking spaces may be reduced to 1 spaces per employee on the largest shift.

(6) Access, Parking & Loading (cont.)

- (ii) All parking shall be setback a minimum of 150 feet from any property line with an adjacent residential use. Where a Type B Residential Bufferyard berm is required, all parking shall be located behind the berm.
- (iii) All off-street loading shall be setback a minimum of 150 feet from any property line with an adjacent residential use. All other property lines shall have a minimum setback equivalent to the building setback.
- (iv) No off-street loading or unloading docks may be located in the Front Yard, as defined by the Development Ordinance. All off-street loading docks shall be a minimum of 150 feet from any property line with an adjacent residential use.

- (iv) Residential Bufferyard Type A as labeled on the Plat of PUD shall include all the elements of full landscaping as described above arranged in compliance with the planting heirachcy shown in the below graphic.



(7) Buffering & Screening

(a) General

All plant material required by this Ordinance shall comply with the following minimum sizes at the time of planting:

Deciduous Shade Tree	2.5" Caliper (6" above ground)
Deciduous Ornamental Tree	1.5" Caliper (6" above ground)
Evergreen Tree	6' high
Hedge Plants/Shrubs	24" high

(b) Streetscape Landscaping

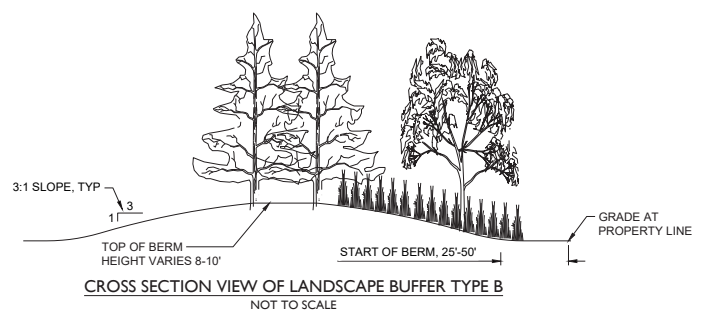
All new development shall install streetscape landscaping at a rate of 1 deciduous shade tree for every 40 feet of frontage, excluding driveways, or 1 deciduous ornamental tree for every 25 feet of frontage. The Zoning Administrator may approve grouping of landscaping provided it meets the intent of the Development Ordinance.

(c) Residential Buffer Landscaping

Any area shown on the Plat of the PUD as a Residential Bufferyard shall include a full landscaping buffer. Full landscaping buffer shall include each of the following:

- (i) A minimum 4 wide spread evergreen trees for every 30 feet of length. Shuch trees shall be evenly spaced in a 10 foot offset staggered double row, not more than 12.5 feet apart;
- (ii) Deciduous shade trees or deciduous ornamental trees shall be planted on the side of the buffer adjacent to the residential district or street. A minimum of 1 deciduous shade tree shall be planted for every 40 feet of frontage, or 1 deciduous ornamental tree shall be planted every 25 feet. Such trees may be grouped together provided no spacing shall exceed 80 feet or 50 feet respectively; and
- (iii) A 100 foot native planting zone adjacent to the front lot line comprised of a native prairie seed mix approved by the Town. This area is allowed to naturalize over time.

- (v) Residential Bufferyard Type B as labeled on the Plat of the PUD shall include full landscaping as described above in conjunction with a screening berm. The berm shall undulate between 8 to 10 feet in height and width. The berm shall maintain between a 3:1 and 4:1 slope, The evergreen trees shall be located on the crest of the berm with the deciduous trees and ornamental grasses a minimum of halfway down the side of the berm. The slope of the berm shall begin a minimum of 25 feet and a maximum of 50 feet from the applicable property line.



- (vi) A narrow spread evergreen tree may be substituted at a rate of 4 narrow spread for every 1 wide spread tree required.
- (vii) All required trees within the Full Landscaping Buffer shall be approved by the Technical Review Committee established by this PUD Ordinance.
- (viii) In the event that the an adjoining property is acquired or sold and subsequently developed under common ownership, the required Residential Buffer may be adjusted by written agreement of all adjoining property owners and approval by the Town.

(7) Buffering & Screening (Cont.)**(d) Tree Conservation**

In order to preserve mature vegetation along the property, established trees, defined as any healthy tree with a caliper of 6 inches or more measured at 6 inches above the ground, located within 50 feet of the property line shall be preserved. Buffers may need to be adjusted to allow for the appropriate buffer while still preserving the existing vegetation.

(e) Fences and Walls

The construction of any fence shall require a permit from the Town of Bristol Town Clerk, and shall comply with the following:

- i. A fence located in the Front Yard shall not exceed six (6) feet in height. The maximum height shall be eight (8) feet in all other yards.
- ii. All fencing visible from the public right-of-way or located between the Residential Buffer Yard Type B Berm and the adjoining residential lot line shall be black, black powder coated, black vinyl coated, or use a material to disguise the appearance of the fence unless used for screening outdoor storage or outdoor operations.
- iii. Except as required for public utilities, no barbed wire or security wire shall be permitted.

(f) Outside Storage

- i. Outside storage regulations shall include all finished recreational vehicles, automobiles, portable buildings, boats, trailers, manufactured homes, and other similar vehicles or equipment produced or sold by a permitted use on-site.
- ii. Outside storage areas shall be screened from view from residential properties or public rights-of-way by Class 3, Type B or Type C buffering.

(h) Lighting

A lighting plan, approved by the Town Engineer, shall be required for all new development or redevelopment in which new lighting is proposed or existing lighting fixtures are being replaced. In addition to the Lighting standards established in Section 158.08(F), all lighting shall comply with the following regulations:

- i. All lighting shall be directed downward in a vertical vector directly beneath the fixture (opposite to zenith).
- ii. All light fixtures shall be designed or shielded in such a manner that no light is emitted, either directly or indirectly, at or above a horizontal plane running or traveling into a particular adjacent area, angle, or region.
- iii. All light fixtures shall be Fully Shielded and shall emit no more than 5% of their total Lumen output above 80 degrees from the point directly below the fixture.
- iv. All exterior lighting shall not exceed three-tenths (0.3) foot candles at the property line.

- v. Festoon string lighting where no individual lamp emits more than 50 lumens, and the lumen density of the string is no greater than 25 lumens per foot.
- vi. Directional lights used for façade illumination which are shielded and aimed to hit their target such that the light is contained by architectural elements.
- vii. Lights may not have a color temperature of more than 3,000 Kelvin.

(8) Signs**(a) Prohibited Signs**

All signs prohibited under the Development Ordinance shall be prohibited within the PUD.

(b) Temporary Signs

All temporary signs permitted under the Development Ordinance shall also be permitted within the PUD.

(c) Exempt Signs

All exempt signs under the Development Ordinance shall be exempt within the PUD.

(d) Permitted Sign Types

- i. Signs within the PUD shall be limited to wall signs and monument signs. Yard signs shall be permitted for internal circulation within the PUD. Freestanding (pole) signs are prohibited.
- ii. An Electronic Message Board (EMB) shall be allowed by Special Exception only.
- iii. If a Special Exception is granted for an EMB, the changeable copy portion of a sign shall not exceed 40% of the sign surface area of the permitted sign. The sign which does not change more than 2 times per 24 hour period shall not be considered a changeable copy sign.

(e) Permitted Sign Standards

- i. The Maximum Combined Area for all Wall Signs shall not exceed 10% of the facade to which it is attached. In no instance shall any one wall sign exceed 300 square feet in area.
- ii. Monument Signs shall be limited to 1 per entrance. The maximum permitted sign size for a monument sign shall not exceed 120 square feet or 15 feet in height. The base of the monument shall be a minimum of 75% of the overall sign width.