



LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

Angela M. Smith
Deputy Director

AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

227 W. JEFFERSON BLVD., ROOM 1140 COUNTY-CITY BUILDING, SOUTH BEND, INDIANA 46601 (574) 235-9571

September 8, 2016

South Bend Common Council
4th Floor, County-City Building
South Bend, IN 46601

RE: 1037 Elmer Street

Dear Council Members:

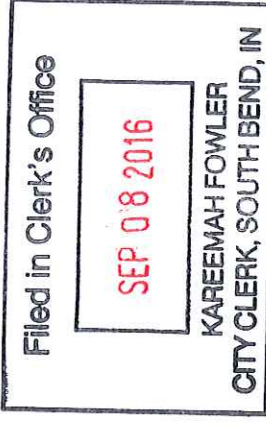
Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your September 12, 2016 Council meeting, and set it for public hearing at your October 24, 2016. Council meeting. The petition is tentatively scheduled for public hearing at the October 18, 2016 Area Plan Commission meeting. The recommendation of the Area Plan Commission will be forwarded to your office by noon on the day following the public hearing.

If you have any questions, please feel free to contact our office.

Sincerely,

A handwritten signature in cursive script that reads 'Angela M. Smith'.

Angela M. Smith
Deputy Director



CC: Kathy Cekanski-Farrand

Date Filed _____ Application No. _____

Date received by the Area Plan Commission _____

I (we) the undersigned make application to the Common Council of the City of South Bend, Indiana to amend the zoning ordinance as herein requested.

- 1.) The property sought to be rezoned is located at: 1037 Elmer Street along with the north half of the 14' vacated alley lying south and adjacent to said 1037 Elmer Street.
- 2.) Name and address and phone no. of property owner(s) of the petition site:
Bettie Jo Williams
PO Box 3195
South Bend, Indiana 46601
574-288-5891
- 3.) Name and address and phone no. of contingent purchaser(s), if applicable: n/a
- 4.) It is desired and requested that this property be rezoned
from: SF2 Single Family and Two Family District
to: MU Mixed Use District
- 5.) This rezoning is requested to allow the following use(s): Bettie Jo Williams owns this parcel along with parcels lying south and adjacent to the petitioned parcel. Those parcels are currently zoned MU Mixed Use District and contain a building used for Day Care. This rezoning request is to allow for the construction of a steel frame building for the miscellaneous use of storage for items acquired and used for the operations of the adjacent Day Care.
- 6.) Attached is a copy of (a) legal description of the property; (b) seventeen (17) preliminary site plans; (c) a statement of purpose and intent; (d) a list of names and addresses of all property owners and the tax key numbers for all properties within 300 feet of the petitioned property; and (e) addressed, stamped envelopes for all property owners within 300 feet of the petition property (f) a location map, if available, drawn to scale, which includes street names, printed in 8 1/2 X 11.


Bettie Jo Williams

Petition Prepared By:
Lang, Feeney & Associates, Inc.
J. Bernard Feeney (contact person)
715 South Michigan Street
South Bend, Indiana 46601
574-233-1841

Filed in Clerk's Office
SEP 07 2016
KAREEMA H FOWLER
CITY CLERK, SOUTH BEND, IN

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY
LOCATED AT 1037 ELMER STREET, COUNCILMANIC DISTRICT NO. 2 IN THE
CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

To rezone to allow for the construction of a steel frame building for the miscellaneous use of storage for items acquired and used for the operations of the adjacent Day Care.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of South Bend, Indiana as follows:

SECTION 1. Ordinance No. 9495-04, is amended, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby is amended in order that the zoning classification of the following described real estate in the City of South Bend, St. Joseph County, State of Indiana:

Lot 23 as shown on the recorded plat of Mayr's Michigan Avenue Addition in the Office of the Recorder of St. Joseph County, Indiana in Plat Book 8, Page 190 and 191 along with the north half of the 14' vacated alley lying south and adjacent to said Lot 23.

be and the same is hereby established as MU Mixed Use District.

SECTION II. This ordinance is and shall be subject to commitments as provided by Chapter 21-09.02(d) Commitments, if applicable.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor, legal publication, and full execution of any conditions or Commitments placed upon the approval.

Attest:

Member of the Common Council

City Clerk

Presented by me to the Mayor of the City of South Bend, Indiana on the _____ day of _____, 2_____, at _____ o'clock _____. m.

City Clerk

Approved and signed by me on the _____ day of _____, 2_____, at _____ o'clock _____. m.

Mayor, City of South Bend, Indiana

1st READING
PUBLIC HEARING
3rd READING
NOT APPROVED
REFERRED
PASSED

Filed in Clerk's Office
SEP 08 2016
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

Legal Description:

Lot 23 as shown on the recorded plat of Mayr's Michigan Avenue Addition in the Office of the Recorder of St. Joseph County, Indiana in Plat Book 8, Page 190 and 191 along with the north half of the 14' vacated alley lying south and adjacent to said Lot 23.

Filed in Clerk's Office

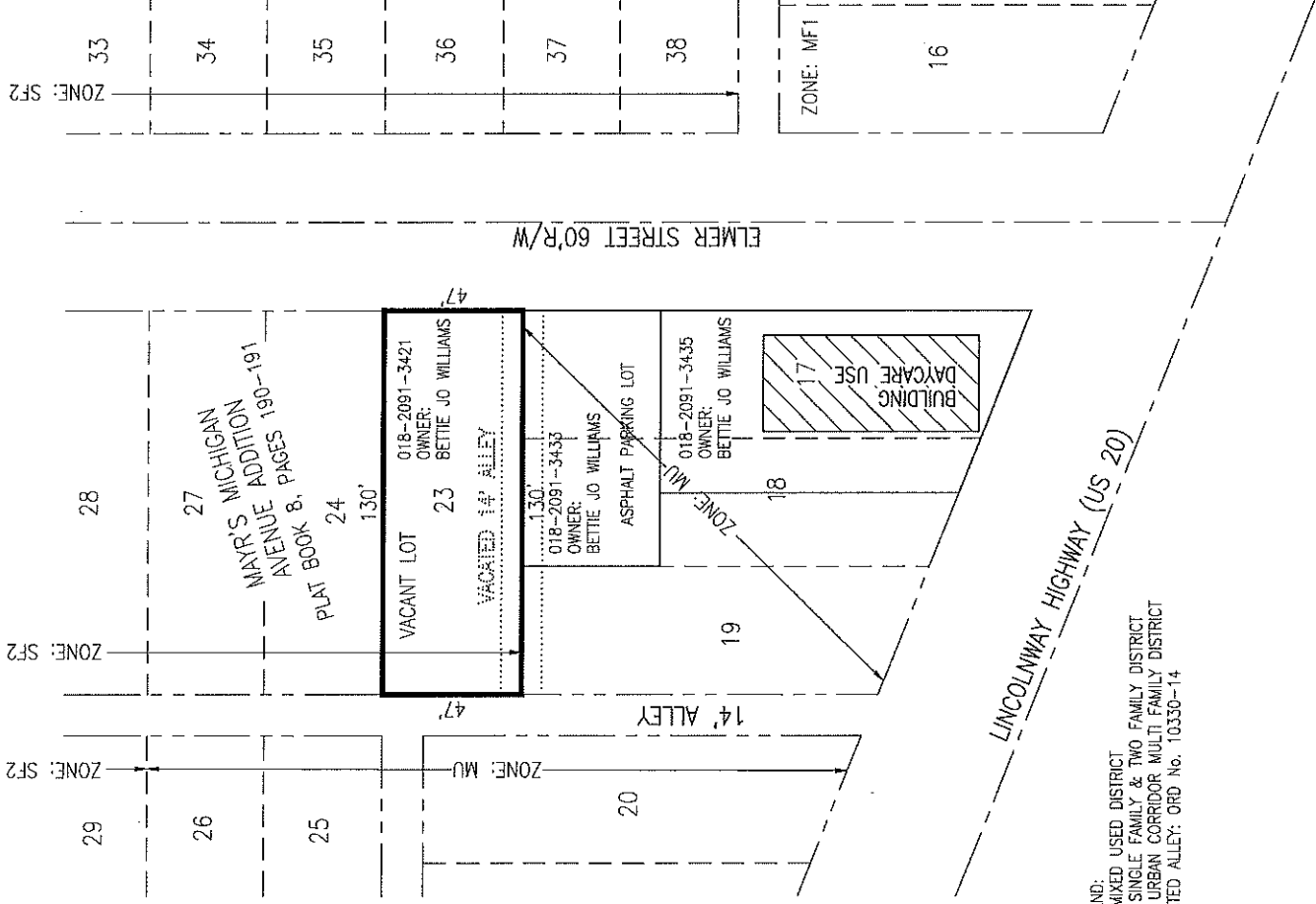
SEP 07 2016

KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

REZONING SITE PLAN

MAYR'S MICHIGAN AVENUE ADDITION
 LOT 23 AND THE NORTH HALF OF THE 14' VACATED
 ALLEY LYING SOUTH AND ADJACENT TO SAID LOT 23.

FOR
 BETTIE JO WILLIAMS



LEGEND:
 MU MIXED USED DISTRICT
 SF2 SINGLE FAMILY & TWO FAMILY DISTRICT
 MF1 URBAN CORRIDOR MULTI-FAMILY DISTRICT
 VACATED ALLEY: ORD No. 10330-14

Filed in Clerk's Office
 SEP 07 2016
 TOWN OF SOUTH BEND
 CITY CLERK SOUTH BEND, IN

Lang, Feeney & Associates, Inc.
 Land Surveyors, Construction Engineers & Soil Scientists
 715 South Michigan Street
 South Bend, Indiana 46601
 Phone 574-233-1841 Fax 574-674-0374

File Name	Drawn By	Scale
Williams,BettieJoRezoning	JMS	1" = 50'
Date	Rev. Date	Drawing No.
9-6-16		