



AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

LAWRENCE P. MAGLIOZZI
EXECUTIVE DIRECTOR

Angela M. Smith
Deputy Director

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

September 21, 2016

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

RE: Bill #41-16
Rezoning: 2794-16 – 401 East Colfax Ave, 228 and 230 Sycamore Street

Dear Council Members:

The Area Plan Commission held a public hearing on September 20, 2016 for the above reference petition. This petition is set for public hearing before the Common Council on Monday, September 26, 2016.

Ordinance & Petition Amendments:

The following changes have been made to the above referenced petition:

Ordinance & Petition:

- 1.) Legal descriptions and addresses were added to the petition.
- 2.) The owners name was updated on the petition.
- 3.) Legal descriptions and addresses were added to the ordinance.

A Copy of the revised Ordinance & Petition are attached.

Public Hearing Summary:

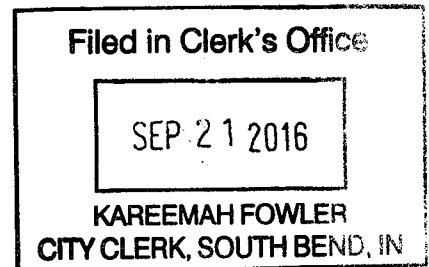
There was 9 persons that spoke in favor to the proposed rezoning. The general sentiment was that they were in support of bringing a grocery store to the area, Mr. Matthews has done great things for the East Bank, and that there is a need for more apartments downtown.

If you have any further questions, please feel free to contact me at (574) 235-9571.

Sincerely,

Keith Chapman, Planner

CC: Kathleen Cekanski-Farrand





AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

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EXECUTIVE DIRECTOR

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Deputy Director

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

Wednesday, September 21, 2016

The Honorable Council of the City of South Bend
4th Floor, County-City Building
South Bend, IN 46601

RE: A proposed ordinance of Commerce Center Development, LLC and East Bank South Bend Development LLC to zone from CBD Central Business District to PUD Planned Unit Development District, property located at 401 East Colfax Avenue, 228, and 230 Sycamore Street, City of South Bend - APC# 2794-16.

Dear Council Members:

I hereby Certify that the above referenced ordinance of Commerce Center Development, LLC and East Bank South Bend Development LLC was legally advertised on September 8, 2016 and that the Area Plan Commission at its public hearing on September 20, 2016 took the following action:

Upon a motion by Oliver Davis, being seconded by John McNamara and carried, a proposed ordinance of Commerce Center Development, LLC and East Bank South Bend Development LLC to zone from CBD Central Business District to PUD Planned Unit Development District, property located at 401 East Colfax Avenue, 228, and 230 Sycamore Street, City of South Bend, is sent to the Common Council with NO RECOMMENDATION.

PLEASE NOTE that the Ordinance has been amended by the petitioner and is different than that used for the Common Council's first reading. The amended Ordinance was legally advertised and heard by the Area Plan Commission.

The deliberations of the Area Plan Commission and points considered in arriving at the above decision are shown in the minutes of the public hearing, and will be forwarded to you at a later date to be made a part of this report.

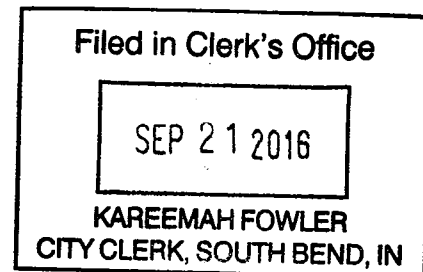
Sincerely,

[Handwritten signature of Lawrence P. Magliozzi]

Lawrence P. Magliozzi

Attachment

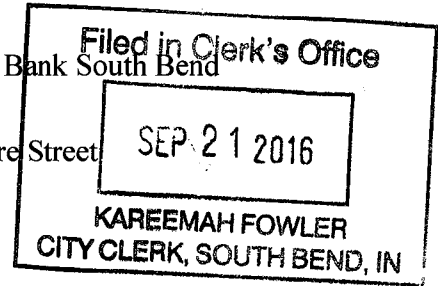
CC: Commerce Center Development, LLC and East Bank South Bend Development LLC



Staff Report

9/9/2016

APC # 2794-16
Owner: Commerce Center Development, LLC and East Bank South Bend Development LLC
Location: 401 East Colfax Avenue, 228, and 230 Sycamore Street
Jurisdiction: City of South Bend
Public Hearing Date: 9/20/2016



Requested Action:

The petitioner is requesting a zone change from CBD Central Business District to PUD Planned Unit Development District.

Land Uses and Zoning:

- On site: On site is the Commerce Center and multiple parking lots.
- North: To the north across LaSalle is The Pointe at St. Joseph Apartments zoned CBD Central Business District.
- East: To the east is the East Race waterway. Across the East Race are two office buildings zoned CBD Central Business District.
- South: To the south across Colfax is Stephenson Mills Apartments and a parking lot zoned CBD Central Business District.
- West: To the west is the AEP Substation, an art studio, an office and a cellular tower zoned CBD Central Business District. Across Sycamore is a private club zoned CBD Central Business District.

District Uses and Development Standards:

The Planned Unit Development (PUD) District is intended to: establish a compatible and efficient mix of land uses and open space; ensure compatibility with the Comprehensive Plan, surrounding developments and future development needs; establish a creative approach in building design through architectural compatibility with adjacent buildings, general neighborhood design or by creating a unique style; achieve flexibility and provide incentives for development that will sustain a wider range of choice in satisfying the changing needs of the community; and provide for any individual land or combination of land uses not otherwise specified elsewhere in this Ordinance. The PUD District is not intended for the development of residential subdivisions, Permitted Uses, or Special Exception Uses which are provided for within any district of this Ordinance.

Site Plan Description:

On site is the existing Commerce Center building. The 5 story, 60' tall building will continue to be used as a mixed use building. The site plan shows a proposed 175' tall mixed use building spanning 411' along LaSalle Avenue and wrapping around a proposed 100' tall parking structure. A small portion of the site is proposed to be used for surface parking and access. The proposed PUD Ordinance allows for uses currently permitted in the CBD Central Business District plus adds Group Residences, Manufacturing Retailer, Electricity Relay Station or Public Utility Substation, and Maker Space. The accessory uses and architectural standards are consistent with the CBD District. The temporary uses generally follow the guidelines of the CBD District, but add the allowance for an 8' tall

Plan Implementation/Other Plans:

The petition is not consistent with City Plan, South Bend Comprehensive Plan (November 2006) Objective UD 1.1 Require developments to utilize design techniques that create an attractive, urban character for the Central Business District, corridors, and commercial areas; UD 1.6 Respect the scale, design, and aesthetic quality of established neighborhoods when undertaking infill development projects; UD 1.7 Promote urban design elements in new developments that are appropriately scaled and conducive to pedestrians, including pedestrian safety considerations.

2. Current Conditions and Character:

The Central Business District east of the river has a mixture of commercial, office, and residential uses. The low and mid-rise buildings emphasize pedestrian scale, public amenities, and lower density mixed-use buildings. The Commerce Center building is the tallest structure in the area with the majority of the surrounding properties in the 30' - 45' range.

3. Most Desirable Use:

The most desirable use is one that fits into the character of the East Bank Village neighborhood.

4. Conservation of Property Values:

Due to the height and size of the proposed building surrounding property values may be negatively affected. Developing a site that exceeds the general standards for the area by two to three times what is allowed for other properties in the district could have a significant impact on adjacent property values. If constructed at the proposed 175' height, the building will cast significant shadows that will have an adverse impact on the surrounding properties.

5. Responsible Development And Growth:

It is not responsible development and growth to develop a site that does not fit with the character and approved plan of the surrounding neighborhood.

Staff Comments:

The petitioner failed to provide a statement of how the proposed PUD meets the 5 items of Intent for Planned Unit Developments as required by the South Bend Zoning Ordinance Section 21-05 (a) (1). It is the staff's opinion that the petitioner failed to meet the Intent as follows:

(A) Establish a compatible and efficient mix of land uses and open spaces;

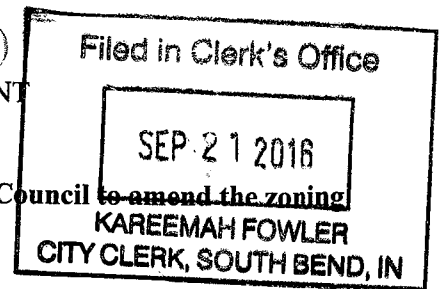
While the proposed PUD provides for a compatible mix of land uses, the site layout as shown does not convincingly address or identify the open space and its interaction with the public spaces of the East Race, as should be appropriate for a development in this location.

(B) Ensure compatibility with the Comprehensive Plan, surrounding developments and future development needs;

The extreme variation from the allowed development standards established for the Central Business District east of the River and the high rise approach vs. village approach to the building design make the proposed PUD incompatible with the Comprehensive Plan, the East Bank Plan and the existing and proposed surrounding developments.

(C) Establish a creative approach in building design through architectural compatibility

PETITION FOR ZONE MAP AMENDMENT
City of South Bend, Indiana



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

1) The property sought to be rezoned is located at:

*Address(es) - 401 East Colfax Avenue, 230 Sycamore Street, 228 Sycamore Street, 312 LaSalle Avenue
South Bend, IN 46617*

2) The property Tax Key Number(s) is/are: *018-5003-0059, 018-5003-006001, 018-5003-0060, 018-5003-006101, 018-5003-0060, 018-5003-0066, 018-5003-005901*

3) Legal Descriptions: *PARCEL I: THE EAST 26.25 FEET OF THE NORTH 65 FEET OF LOT NUMBERED FOURTEEN (14) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND, RECORDED MAY 4, 1860 IN PLAT BOOK J, PAGE 455 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.*

PARCEL II: THE EAST HALF OF LOT NUMBERED FOURTEEN (14) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW WITHIN AND A PART OF THE CITY OF SOUTH BEND, RECORDED MAY 4, 1860 IN PLAT BOOK J, PAGE 455 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, EXCEPTING THEREFROM THE NORTH 65 FEET.

PARCEL III: LOT NUMBERED THIRTEEN (13) IN THE ORIGINAL TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND, TOGETHER WITH THE VACATED ALLEY SOUTH AND ADJACENT AND ALSO THE WEST 44 FEET OF THE VACATED BRIDGE STREET LYING EAST AND ADJACENT TO LOT 13 AND THE VACATED ALLEY SOUTH.

PARCEL IV: THE NORTH 65.00 FEET OF LOT NUMBERED FOURTEEN (14) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL AS RECORDED IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, EXCEPTING THE EAST 26.5 FEET THEREOF.

PARCEL V: A LOT OR PARCEL OF LAND 65.00 FEET IN LENGTH NORTH AND SOUTH TAKEN OFF OF AND FROM THE ENTIRE WIDTH OF THE NORTH END OF LOT NUMBERED FIFTEEN (15) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND, EXCEPTING THEREFROM A STRIP OF LAND 2 FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE ENTIRE EAST END THEREOF.

PARCEL VI: A STRIP OF LAND 2 FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE EAST SIDE OF THE NORTH 65 FEET OF LOT NUMBERED FIFTEEN (15) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND.

PARCEL VII: LOTS NUMBERED NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23) AND TWENTY-FOUR (24) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND. ALSO, THE FOLLOWING VACATED ALLEY: (BEGINNING AT THE NORTHWEST CORNER OF SAID LOT NUMBERED TWENTY-TWO (22); THENCE EAST ON THE NORTH LINE OF SAID LOT NUMBERED TWENTY-TWO (22), TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH TO THE SOUTHEAST CORNER OF SAID LOT NUMBERED TWENTY-ONE (21) TO THE SOUTHWEST CORNER OF SAID LOT NUMBERED TWENTY-ONE (21); THENCE SOUTH 14 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH THE EAST 22 FEET OF VACATED BRIDGE STREET LYING SOUTH OF THE SOUTH LINE OF LASALLE STREET AND NORTH OF THE NORTH LINE OF COLFAX AVENUE.

PARCEL VIII: A NON-EXCLUSIVE EASEMENT AS SET OUT IN A SPECIAL WARRANTY DEED BY AND BETWEEN INDIANA & MICHIGAN ELECTRIC COMPANY, AN INDIANA CORPORATION AND EAST BANK CENTER, AN INDIANA PARTNERSHIP RECORDED SEPTEMBER 29, 1980 AS DOCUMENT NUMBER 8015929 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

PART OF LOTS NUMBERED FOURTEEN (14) AND FIFTEEN (15) AS SHOWN ON THE RECORDED ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND, ST JOSEPH COUNTY, INDIANA, DESCRIBED AS BEGINNING AT A POINT 65 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT NUMBERED 15 ON THE WEST LINE OF SAID LOT, RUNNING THENCE SOUTH WITH SAID WEST LINE 53 FEET; THENCE EAST 99 FEET; THENCE NORTH 53 FEET; THENCE WEST 99 FEET TO THE PLACE OF BEGINNING.

4) Total Site Area: 2.93 acres

5) Name and address of property owner(s) of the petition site:

Commerce Center Development LLC, and East Bank South Bend Development LLC
121 S. Niles Ave
South Bend, IN 46617
765-409-3841
David@MatthewsLLC.com

Name and address of additional property owners, if applicable:

6) Name and address of contingent purchaser(s), if applicable:

Name
Address
City, State Zip Code
Phone number with Area Code
E-Mail Address

Name and address of additional property owners, if applicable:

7) It is desired and requested that this property be rezoned:

From: CBD Central Business District N/A

To: PUD Planned Unit Development

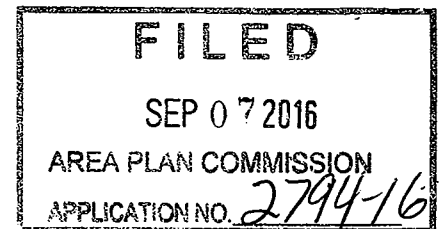
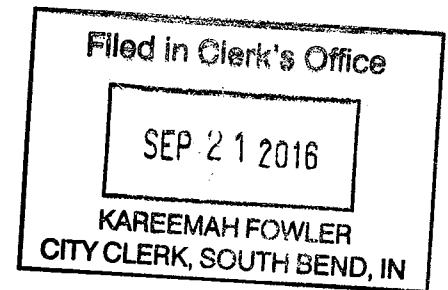
8) The purpose of the rezoning is as follows:

1. The Planned Unit Development (PUD) District is intended to:
 - 1.(A) Establish a compatible and efficient mix of land uses and open space;
 - 2.(B) Ensure compatibility with the Comprehensive Plan, surrounding developments and future development needs;
 - 3.(C) Establish a creative approach in building design through architectural compatibility with adjacent buildings, general neighborhood design or by creating a unique style;
 - 4.(D) Achieve flexibility and provide incentives for development that will sustain a wider range of choice in satisfying the changing needs of the community; and
 - 5.(E) Provide for any individual land or a combination of land uses not otherwise specified elsewhere in this Ordinance.

This Planned Unit Development uses good urban design principles to build mixed use structures along the public streets, and east race. The development builds density where surface parking currently exists, moving the parking in to a structure, mostly hidden from public view. This promotes greater urban density, tax collection, and reduces the demand on developing park land.

This PUD creates one of the first mixed use facilities on the East Race, since the first east race plan was developed in the 1980s. It maintains and reinforces the built fabric and feel of the neighborhood called out in the Comprehensive Plan, through its architecture, style, and incorporation of mixed use buildings.

The PUD enables the developer to create use of a definition of family that was previously unavailable in the CBD district, and addresses issues with the current zoning that would prevent the grocery store, pharmacy, and existing



Commerce Center building form using the site. Specifically, this PUD increases the height and story limit, allowing the office users of the Commerce Center to stay, while creating space for the grocery store & pharmacy customers, and additional residents.

CONTACT PERSON:

*David Matthews
121 S. Niles Ave
South Bend, IN 46617
765-409-3841
David@MatthewsLLC.com*

BY SIGNING THIS PETITION, THE PETITIONERS/PROPERTY OWNERS OF THE ABOVE-DESCRIBED REAL ESTATE AUTHORIZE THAT THE CONTACT PERSON LISTED ABOVE MAY REPRESENT THIS PETITION BEFORE THE AREA PLAN COMMISSION AND COMMON COUNCIL AND TO ANSWER ANY AND ALL QUESTIONS THEREON.

Signature(s) of all property owner(s), or signature of Attorney for all property owner(s):

David Matthews

Filed in Clerk's Office
SEP 21 2016
KAREEMAH FOWLER
CITY CLERK, SOUTH BEND, IN

FILED
SEP 07 2016
AREA PLAN COMMISSION
APPLICATION NO. 2794-16

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED AT 401 EAST COLFAX AVENUE, 228 & 230 SYCAMORE STREET, & 312 LASALLE AVENUE, COUNCILMANIC DISTRICT NO. 4 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone to create a mixed use PUD Planned Unit Development

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:

PARCEL I: THE NORTH 65.00 FEET OF LOT NUMBERED FOURTEEN (14) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL AS RECORDED IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, EXCEPTING THE EAST 26.5 FEET THEREOF.

PARCEL II: A LOT OR PARCEL OF LAND 65.00 FEET IN LENGTH NORTH AND SOUTH TAKEN OFF OF AND FROM THE ENTIRE WIDTH OF THE NORTH END OF LOT NUMBERED FIFTEEN (15) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND, EXCEPTING THEREFROM A STRIP OF LAND 2 FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE ENTIRE EAST END THEREOF.

PARCEL III: A STRIP OF LAND 2 FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE EAST SIDE OF THE NORTH 65 FEET OF LOT NUMBERED FIFTEEN (15) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND.

PARCEL IV: LOTS NUMBERED NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTYTHREE (23) AND TWENTY-FOUR (24) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND. ALSO, THE FOLLOWING VACATED ALLEY: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT NUMBERED TWENTY-TWO (22); THENCE EAST ON THE NORTH LINE OF SAID LOT NUMBERED TWENTY-TWO (22), TO THE NORTHEAST CORNER OF SAID LOT;

THENCE NORTH TO THE SOUTHEAST CORNER OF SAID LOT NUMBERED TWENTY-ONE (21) TO THE SOUTHWEST CORNER OF SAID LOT NUMBERED TWENTY-ONE (21); THENCE SOUTH 14 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH THE EAST 22 FEET OF VACATED BRIDGE STREET LYING SOUTH OF THE SOUTH LINE OF LASALLE STREET AND NORTH OF THE NORTH LINE OF COLFAX AVENUE.

PARCEL V: A NON-EXCLUSIVE EASEMENT AS SET OUT IN A SPECIAL WARRANTY DEED BY AND BETWEEN INDIANA & MICHIGAN ELECTRIC COMPANY, AN INDIANA CORPORATION AND EAST BANK CENTER, AN INDIANA PARTNERSHIP RECORDED SEPTEMBER 29, 1980 AS DOCUMENT NUMBER 8015929 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

PARCEL VI: THE EAST 26.25 FEET OF THE NORTH 65 FEET OF LOT NUMBERED FOURTEEN (14) AS SHOWN ON THE RECORDED PLAT OF THE ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND, RECORDED MAY 4, 1860 IN PLAT BOOK J, PAGE 455 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

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PARCEL VIII: PART OF LOTS NUMBERED FOURTEEN (14) AND FIFTEEN (15) AS SHOWN ON THE RECORDED ORIGINAL PLAT OF THE TOWN OF LOWELL, NOW A PART OF THE CITY OF SOUTH BEND, ST JOSEPH COUNTY, INDIANA, DESCRIBED AS BEGINNING AT A POINT 65 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT NUMBERED 15 ON THE WEST LINE OF SAID LOT, RUNNING THENCE SOUTH WITH SAID WEST LINE 53 FEET; THENCE EAST 99 FEET, THENCE NORTH 53 FEET; THENCE WEST 99 FEET TO THE PLACE OF BEGINNING.

be and the same is hereby established as PUD Planned Unit Development.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council, approval by the Mayor, and legal publication.

Member of the Common Council

Attest:

City Clerk

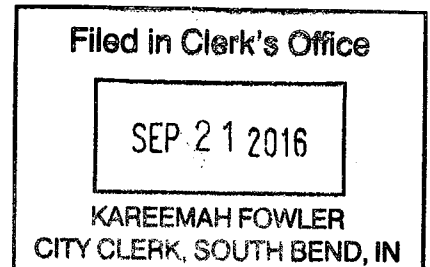
Presented by me to the Mayor of the City of South Bend, Indiana on the _____ day of _____, 2_____, at _____ o'clock _____. m.

City Clerk

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

Mayor, City of South Bend, Indiana

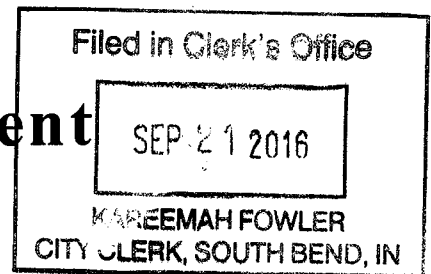
1st READING
PUBLIC HEARING
3rd READING
NOT APPROVED
REFERRED
PASSED





Department of

Community Investment



Commerce Center PUD Rezoning Request

Friday, September 9, 2016

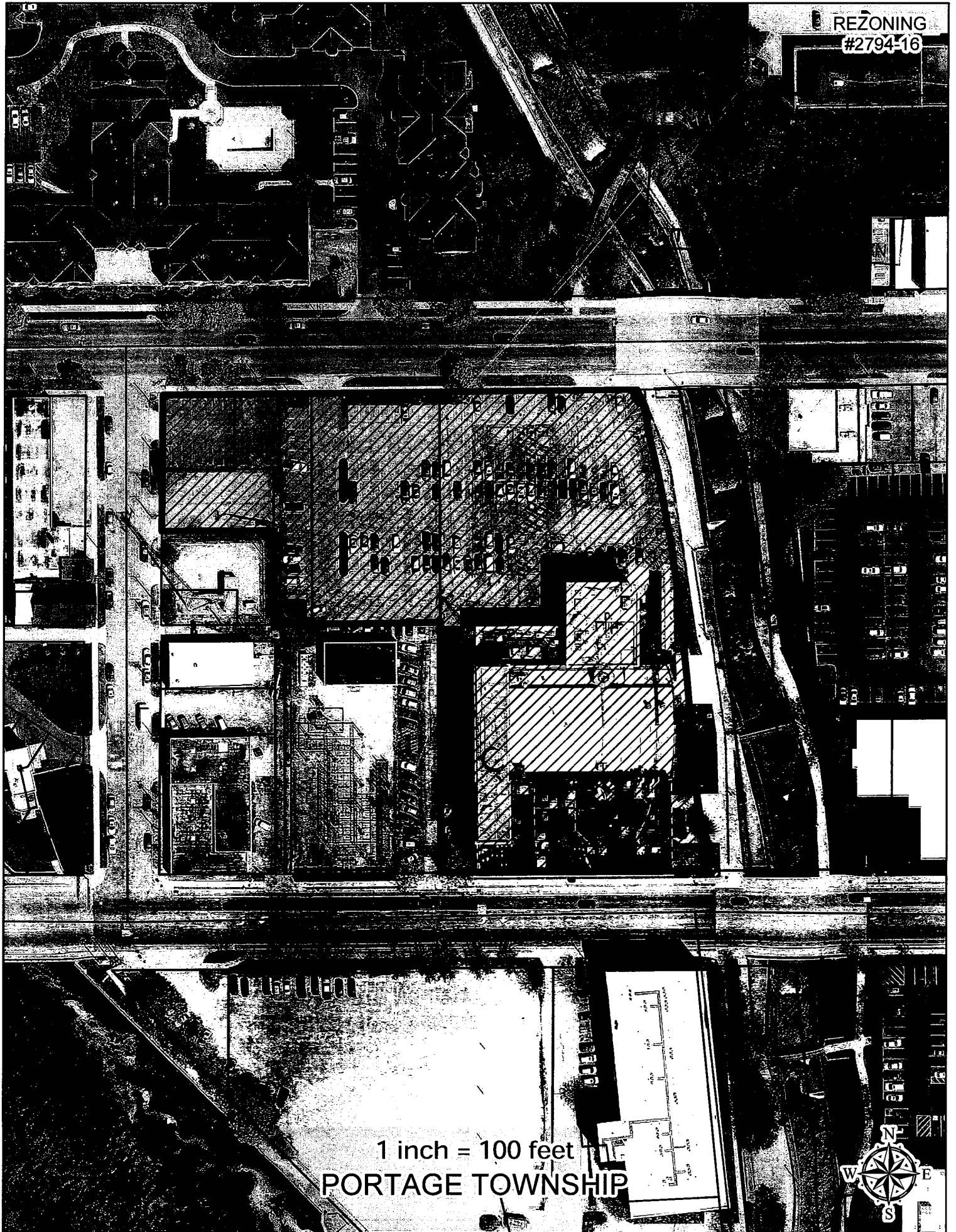
Due to the negative impacts on the neighborhood as described below, DCI cannot support the Commerce Center PUD as presented. However, DCI would be supportive of the rezoning subject to the recommendations provided in the discussion here:

- Lack of consistency with the East Bank Village Master Plan (EBVMP).** The East Bank Village Master Plan was developed in conjunction with the community and illustrates their expectations for future decisions in the neighborhood. This rezoning would completely disregard the EBVMP in the following ways:
 - Height** – The proposal would exceed the agreed height limit for the neighborhood by approx. 115' from 60' to 175'.
 - Character** – The proposal is out of character with the existing fine grain, low-scale nature of the neighborhood as well as the desired future character of the neighborhood as presented in the EBVMP.
- Height.** The proposed height of 175' is completely out of context with the neighborhood and the East Bank Village Master Plan. The City's policy for previous height variances in the East Bank is to allow the lesser of 96 feet or 8 stories. This taller height could be supported if a public benefit is provided; otherwise, a maximum height of 60' as permitted by the zoning ordinance should be applied. The following public domain upgrades should be considered for additional height to be granted:
 - 5' front setback** to LaSalle Street and Sycamore Streets. This would accommodate additional foot traffic generated by the development as well as provide room for outdoor seating for a café or other street activating uses.
 - Public open space** in the form of a plaza, square or similar publically accessible space adjacent to the East Race between the Commerce Center and LaSalle Ave. This space should be generously scaled, address the East Race waterway and be activated by ground floor uses like a café, bar, restaurant. It is recommended a setback of 30', consistent with the northern portion of the Commerce Center's East Race setback, would be reasonable and appropriate for such a high profile location.



REZONING
#2794-16

1 inch = 100 feet
PORTAGE TOWNSHIP



Angela Smith - Supermarket downtown

From: Michael Cox <michaelwilliamcox@gmail.com>
To: <asmith@co.st-joseph.in.us>
Date: 9/15/2016 8:44 PM
Subject: Supermarket downtown

Hello Angela,

I was told you were the person to talk to about bringing a supermarket to downtown south bend.

I am a South bend resident at 1325 east Jefferson Blvd.

I am absolutely in favor of a supermarket and pharmacy at 401 e Colfax.

Please let me know if there is anything else I can do to help this project.

Thanks

Michael Cox

From: Mari Anna McKenzie <mimmianna18@gmail.com>
To: <asmith@co.st-joseph.in.us>
CC: <david@davidmatthews.com>, Maggie Kernan <maggiekernan@yahoo.com>, Joe K...
Date: 9/17/2016 5:25 AM
Subject: "I'm in favor of the proposed rezoning at 401 E. Colfax Ave"

Dear Angela,

I support the rezoning at 401 E. Colfax and believe the addition of a new grocery and pharmacy in DTSB would be highly beneficial to the continued growth and development of the downtown neighborhood communities.

I will be present to express my support in favor of the grocery store and pharmacy rezoning on Monday September 26th at 7pm at the County-City building, 4th floor.

Let me know what I can do to help in this process.

Sincerely,

Mari Anna McKenzie
114 S. Niles Avenue
South Bend, IN 46617
Mobile: 630.363.8357
Web Site: mariannamckenzie.us

Angela Smith - 401 E. Colfax Rezoning Request

From: Greg Downes <GDownes@gibsonins.com>
To: "asmith@co.st-joseph.in.us" <asmith@co.st-joseph.in.us>
Date: 9/19/2016 11:31 AM
Subject: 401 E. Colfax Rezoning Request
Cc: Greg Downes <GDownes@gibsonins.com>, Mary Downes <marydownes1@gmail.com>

We are in favor of the Rezoning Request at 401 E. Colfax St.

Greg and Mary Downes
101 N Michigan St. Suite 520
South Bend, IN 46601

574-276-0539

Sent from my iPad

From: "Kim.teska" <kim.teska@gmail.com>
To: <asmith@co.st-joseph.in.us>
CC: David Matthews <david@matthewsllc.com>, "Kim. teska" <kim.teska@gmail.com>
Date: 9/19/2016 1:00 PM
Subject: Grocery store development in downtown.

Dear Angela Smith,
Deputy Director,
Area Plan Commission.

I am writing to let you know that I support the proposed development, the extra height, and the building of a grocery store and pharmacy at 401 E. Colfax Ave.

I have worked downtown for over 20 years and look forward to South Bend becoming a vital downtown destination!

Thank you for help in making this possible!

Kim Teska
1710 Hass Dr
South Bend, IN 46635
574-274-4704

Sent from my iPhone

From: Carole Niven <clniven53@comcast.net>
To: <asmith@co.st-joseph.in.us>
Date: 9/19/2016 1:13 PM
Subject: Proposed Colfax development

I support the proposed development, the extra height, and the building of a grocery store and pharmacy at 401 E. Colfax Ave.

Carole Niven
826 E. Oakside St
South Bend, IN 46614

From: D <dees3boys@comcast.net>
To: <asmith@co.st-joseph.in.us>
Date: 9/19/2016 1:29 PM
Subject: Support

Dear M's. Angela Smith,

I support the proposed development, the extra height, and the building of a grocery store and pharmacy at 401 E. Colfax Ave.

Sincerely,

Deanna Kozlowski

1037 Whitehall Dr.
South Bend, IN 46615

Angela Smith - 401 E. Colfax Re-Zoning

From: Jacob Titus <jacob@beaconsb.org>
To: <asmith@co.st-joseph.in.us>
Date: 9/19/2016 2:09 PM
Subject: 401 E. Colfax Re-Zoning

Ms. Smith -

I'm in favor of the proposed rezoning at 401 E. Colfax Ave.

My home address is 633 Cottage Grove Avenue, South Bend, 46616.

Thank you
Jacob

Jacob Titus / Director
jacob@beaconsb.org / (574) 309-3371

The Beacon Resource Center
4210 Lincolnway West
South Bend, IN 46628
<http://beaconsb.org>

Angela Smith - Support of proposed downtown business

From: Loretta Frank <lorettafrank@cressyeverett.com>
To: <asmith@co.st-joseph.in.us>
Date: 9/19/2016 2:25 PM
Subject: Support of proposed downtown business

Just a short email to say that I would love to see a nice grocery and pharmacy be developed in the downtown area (401 E. Colfax). I believe this would be an added attraction to those considering an urban residential move.

Regards,
Loretta Frank

--



Loretta Frank, GRI, CRS, ABR
Broker Associate
Cressy & Everett Real Estate
332 N. Ironwood Dr.
South Bend, IN 46615
Office: 574-233-6141
Voice Mail: 574-235-3268

Angela Smith - Proposed development

From: George Friend <friendg@sbcglobal.net>
To: <asmith@co.st-joseph.in.us>
Date: 9/19/2016 2:34 PM
Subject: Proposed development

To the Area Plan Commission
Angela M. Smith, Deputy Director

Dear Commission,

I am writing in support of the proposed development in the Commerce Center property by David Matthews. I understand the plan calls for a well designed, multi-use building which will include a grocery store and pharmacy, plus many apartments.

I have lived at 221 E Colfax since the townhomes were completed 4+ years ago. During that time, I have watched and celebrated the steady rebirth and renewed vitality of downtown SB. There is no question in my mind that the addition of more residents and services in the downtown area will generate more activities, enjoyment, and security. The height of the building does not seem to me to be a big deal, given the height of the Hoffman and LaSalle Hotels up the block on LaSalle, the refurbished Chase Tower, the Key Bank building, nearby Memorial Hospital, etc. Like most folks who have moved downtown in recent years or live close to downtown, the draw is the convenience and feel of high quality urban living. This project will clearly add to that.

George Friend
221 E Colfax Ave
South Bend, IN 46617

Angela Smith - 401 E. Colfax Ave. Rezoning

From: Meghan Kirwan <meghankirwan@sgws.com>
To: "asmith@co.st-joseph.in.us" <asmith@co.st-joseph.in.us>
Date: 9/19/2016 3:34 PM
Subject: 401 E. Colfax Ave. Rezoning

Good afternoon Angela,

My name is Meghan Kirwan, and I am writing this email in regards to the Grocery store and pharmacy Rezoning at 401 E. Colfax Ave. I live at 223 East Colfax Ave. and **I am in favor** of the proposed development and Rezoning.

Thank you,

Meghan Kirwan
Account Executive
Southern Glazers Wine & Spirits of Indiana - Prestige Division
8888 Keystone Crossing, Suite 1200
Indianapolis, IN 46240
mobile [574.904.9808](tel:574.904.9808)
southernglazers.com

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Angela Smith - I support the proposed development

From: Jena Smoroske <JSmoroske@bradleyco.com>
To: "asmith@co.st-joseph.in.us" <asmith@co.st-joseph.in.us>
Date: 9/19/2016 4:17 PM
Subject: I support the proposed development

Area Plan Commission

Angela M. Smith,

Hello, My name is Jena Mae Smoroske and I work for the Bradley Company as a Commercial Real Estate Broker. I support the proposed development, the extra height, and the building of a grocery store and pharmacy at 401 E. Colfax Ave.

Thanks,



Jena Mae Smoroske | Broker
Bradley Company
c 574.210.9899
www.bradleyco.com



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From: Sharon Teska <teskastudio@sbcglobal.net>
To: <asmith@co.st-joseph.in.us>
Date: 9/19/2016 4:58 PM
Subject: To the Area Plan Commission

I support the proposed development, the extra height, and the building of a grocery store and pharmacy at 401 E. Colfax

Sharon Teska
508 S 23rd Street
South Bend, IN 46615

To the Area Plan Commission
Angela M. Smith, Deputy Director
Area Plan Commission
(574) 235-9571
asmith@co.st-joseph.in.us

Sent from my iPhone: Sharon Teska

Larry Magliozzi - Support for Commerce Center Development

From: Mary Bundy <mebundy@ameritech.net>
To: "lomaglioz@co.st-joseph.in.us" <lomaglioz@co.st-joseph.in.us>
Date: 9/19/2016 6:51 PM
Subject: Support for Commerce Center Development

Mr. Larry Magliozzi
Executive Director
St. Joseph County Area Plan Commission

Dear Mr Magliozzi:

The Howard Park Neighborhood Association, by a Board Member vote, is in favor of the Commerce Center Development, as proposed by Matthews, LLC. We are in support of a zone change from Central Business District (CBD) to Planned Unit Development (PUD).

While we recognize the concerns voiced by Area Plan Commission staff, in regard to building height, air and light quality for rear facing apartments, and set backs for public areas, it is our opinion that the plan presented to us adequately addresses these concerns. Also, we notice that some of the concerns are based on a 2008 East Bank Village Master Plan, whose relevance we question because it was developed during a recession and at a time of declining populaton. We do not believe that such an outdated plan should dictate current growth in our neighborhood.

We ask that you please give a favorable reccomendation to the plan by Matthews, LLC to develop a 12 story building that will house a grocery-pharmacy, offices, and apartments, along with a separate parking garage in the area commonly known as The Commerce Center parking lot.

Thank you for giving our perspective your full consideration.

Sincerely,

Mary Bundy
President
Howard Park Neighborhood Association

Mary Bundy, L.Ac., OTR/L

Angela Smith - Grocery Store at 401 E. Colfax Ave

From: Emily Rose McManus <emmyjeanette@gmail.com>
To: <asmith@co.st-joseph.in.us>
Date: 9/19/2016 6:52 PM
Subject: Grocery Store at 401 E. Colfax Ave

Area Plan Commission
Angela M. Smith, Deputy Director
Area Plan Commission
(574) 235-9571
asmith@co.st-joseph.in.us

Dear Commission,

I am writing to support the proposed development, the extra height, and the building of a grocery store and pharmacy at 401 E Colfax Ave. I believe this grocery store and pharmacy will provide a valuable service to many people within our community, from those who work downtown to people who utilize public transportation and are routed through the downtown area. In particular, as someone who does not drive as a result of a medical condition, I and others like me would benefit enormously from a grocery store downtown. It would allow me to have easy access to fresh, affordable food and to pick up my prescriptions on the way home from work. Based on the current bus routes, it is difficult for many people who utilize public transportation to access a grocery store. I believe that every member of our committee has a fundamental right to be able to easily access fresh, affordable food. A grocery store downtown would help to eliminate a "food desert" for those living in many of the surrounding neighborhoods, whether they do not drive because of disability, age, income, or many other factors. This is a vital service that we need to provide the citizens of this city.

Please consider implementing this proposed development.

Sincerely,

Dr. Emily Rose McManus, Ph.D.

Angela Smith - 401 E. COLFAX AV - MATTHEWS LLC DEVELOPMENT

From: "Fragomeni, Joe" <jfragomeni@structurepoint.com>
To: "asmith@co.st-joseph.in.us" <asmith@co.st-joseph.in.us>
Date: 9/19/2016 7:17 PM
Subject: 401 E. COLFAX AV - MATTHEWS LLC DEVELOPMENT

I absolutely support the proposed new development project by Matthews LLC at 401 E. Colfax Av. The extra height is not and should not ever be an issue in our downtown as long as we have credible investors with great new ideas that enhance it! The Chase Tower – my former office location – is 25 stories. Let's do it again! We cannot be short sighted in our views of those who believe in and are willing to invest in our downtown. It is our only hope for future success! The grocery store and the pharmacy are such critical additions to what is developing in the downtown – I say figure out a way to make it happen!
 Thank you...
 My residence is 5717 Bridgeton Lane in South Bend.

Joe Fragomeni

205 West Jefferson Blvd. Suite 404, South Bend, IN 46601

T 574.287.2231 E jfragomeni@structurepoint.com

F 574.289.7105 W www.structurepoint.com

C 574.276.6297



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From: JILL WYGANT LAFONTAIN <jtinlaff@sbcglobal.net>
To: <asmith@co.st-joseph.in.us>
Date: 9/19/2016 7:44 PM
Subject: Proposed Grocery Store DTSB

To Whom it may concern,

I support the proposed development, the extra height, and the building of a grocery store and pharmacy at 401 E. Colfax Ave. I believe a grocery store and pharmacy would be a welcomed and very reasonable addition to the downtown area.

With the population of residents increasing in the downtown area and focus on making South Bend a more "walkable" community, this store is a crucial part of continued growth for South Bend.

I live in Sunnymede and often ride my bike or walk downtown to work, visit local restaurants, stores, and friends. The one thing missing is a grocery store and pharmacy. Access to a grocery/pharmacy in the downtown area would enhance the lives of current residents and make living in and around downtown more desirable place to buy a home.

Purchasing a home means residents care and are invested in their community thus increasing property values and impacting neighborhoods in a positive way.

I am a homeowner in neighborhood adjacent to downtown South Bend. Owner since 1994.

Jill La Fountain
(574)261-8858
1224 Longfellow Ave.
South Bend, IN. 46615

Larry Magliozzi - Support for Commerce Center Development

From: Matthew Hall <matt.hall@nd.edu>
To: <lmaglio@co.st-joseph.in.us>
Date: 9/19/2016 8:46 PM
Subject: Support for Commerce Center Development

Dear Mr. Magliozzi,

I am a resident of the East Bank neighborhood (116 S Niles Ave). I am writing to voice my support for the Commerce Center Development, as proposed by Matthews, LLC. I support a zoning change from Central Business District (CBD) to Planned Unit Development (PUD). I believe this development would positively contribute to the development of the downtown area in general and our neighborhood specifically. In particular, a grocery store, pharmacy, and additional apartments in the area will make living in the area more desirable and improve property values.

Sincerely,
Matthew Hall

--

Matthew E.K. Hall, Ph.D.
Associate Professor and Director of Graduate Studies
Department of Political Science
University of Notre Dame
matt.hall@nd.edu
<https://sites.google.com/site/matthewhallphd/>
The Nature of Supreme Court Power

Larry Magliozzi - Support for Commerce Center Development

From: Brittany Solomon <bcs719@gmail.com>
To: <lmaglio@co.st-joseph.in.us>
Date: 9/19/2016 9:00 PM
Subject: Support for Commerce Center Development

Dear Mr Magliozzi:

As a resident of St. Joseph County and downtown South Bend, I am writing you to indicate my support of a zone change from Central Business District (CBD) to Planned Unit Development (PUD). Along with my neighbors, I ask that you please give a positive recommendation to the plan by Matthews, LLC.

Sincerely,
Brittany Hall

From: Michelle Freel <chellyf0720@outlook.com>
To: "asmith@co.st-joseph.in.us" <asmith@co.st-joseph.in.us>
Date: 9/19/2016 9:33 PM
Subject: 401 E Colfax

Dear Angela,

I support the proposed development, the extra height, and the building of a grocery store and pharmacy at 401 E. Colfax Ave.

Michelle M Freel
1339 Sunnymede Ave.
South Bend, IN. 46615
574-276-1891

Sent from my iPhone

From: Robert Freel <rcnc1339@sbcglobal.net>
To: <asmith@co.st-joseph.in.us>
Date: 9/19/2016 9:36 PM
Subject: 401 E Colfax

Dear Angela,

I support the proposed development, the extra height, and the building of a grocery store and pharmacy at 401 E. Colfax Ave."

Include your name and address, and e-mail it to:

Robert Freel
1339 Sunnymede Ave
South Bend, In 46615

Sent from my iPhone

Angela Smith - Commerce Center Development Re-Zoning

From: Nancy Watreas <nwatreas2@gmail.com>
To: <asmith@co.st-joseph.in.us>
Date: 9/19/2016 8:59 PM
Subject: Commerce Center Development Re-Zoning

Mr. Larry Magliozzi
Executive Director
St. Joseph County Area Plan Commission

Dear Mr Magliozzi,

Dr. E. Michael Feltman and I are owners and residents at River Race Townhomes (118 S. Niles Ave.). We invested in the DTSB area because this is where our lives our and we recognize that South Bend is experiencing a regrowth and rejuvenation, something that we believe is essential to the city's existence.

We have recently learned from Dave Matthews of the proposed plan to rezone the Commerce Center Development and completely support its rezoning to allow mixed use of the building. We want to see South Bend grow and develop into a vital and prosperous city that benefits everyone, collectively.

We are in full support of Matthews, LLC to develop a 12 story building that will give it feasibility and allow a grocery-pharmacy, offices, and apartments, along with a separate parking garage in the area commonly known as "The Commerce Center" parking lot.

Thank you so much for your time and consideration.

Best regards,



--

Mike & Nancy Feltman
574-302-1655/574-210-5344

Alison D. Tusing
54609 Bradley Street
Elkhart, Indiana 46514
(574) 322-8044
alisontusing@hotmail.com

VIA EMAIL ONLY: asmith@co.st-joseph.in.us

Angela M. Smith, Deputy Director

Area Plan Commission (574) 235-9571

RE: Rezoning at 401 E. Colfax Ave

Dear Ms. Smith:

Please allow this letter to serve as notification that I am in favor of the proposed rezoning at 401 E. Colfax Avenue in South Bend.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,


Alison D. Tusing

Angela Smith - 401 E. Colfax Ave

From: Alison Tusing <atusing@blackburnandgreen.com>
To: "asmith@co.st-joseph.in.us" <asmith@co.st-joseph.in.us>
Date: 9/20/2016 8:22 AM
Subject: 401 E. Colfax Ave
Attachments: jhoward@blackburnandgreen.com_20160920_080138.pdf

Dear Ms. Smith:

Please see the attached letter stating that I am in favor of the proposed rezoning of 401 E. Colfax Ave.

Sincerely,

Alison D. Tusing

Amanda A. Whitaker
25353 Beth Ann Drive
South Bend, IN 46619
(574) 309-1802
araybuck2001@yahoo.com

VIA EMAIL ONLY: asmith@co.st-joseph.in.us

Angela M. Smith, Deputy Director
Area Plan Commission (574) 235-9571

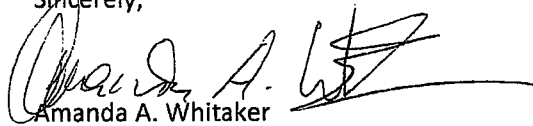
RE: Rezoning at 401 E. Colfax Ave

Dear Ms. Smith:

Please allow this letter to serve as notification that I am in favor of the proposed rezoning at 401 E. Colfax Avenue in South Bend.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,


Amanda A. Whitaker

Angela Smith - Rezoning at 401 E. Colfax Avenue

From: Amanda Whitaker <awhitaker@blackburnandgreen.com>
To: "asmith@co.st-joseph.in.us" <asmith@co.st-joseph.in.us>
Date: 9/20/2016 8:34 AM
Subject: Rezoning at 401 E. Colfax Avenue
Cc: "alisontusing@hotmail.com" <alisontusing@hotmail.com>
Attachments: Smith ltr.pdf

Dear Ms. Smith,

Attached please find correspondence regarding support for the above-referenced matter.

Sincerely,

Amanda A. Whitaker

Paralegal

Blackburn & Green

1450 University Drive Court

Granger, IN 46530

Telephone: (574) 277-7711, ext. 212

Fax: (574) 277-8111

awhitaker@blackburnandgreen.com

BLACKBURN & GREEN

Attorneys for Injured People

September 20, 2016

VIA EMAIL ONLY: asmith@co.st-joseph.in.us

Angela M. Smith, Deputy Director
Area Plan Commission (574) 235-9571

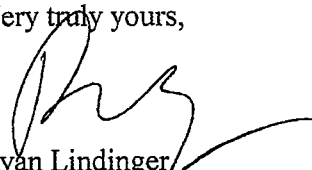
RE: Rezoning at 401 E. Colfax Ave

Dear Ms. Smith:

Please allow this letter to serve as notification that I am in favor of the proposed rezoning at 401 E. Colfax Avenue in South Bend.

Please do not hesitate to contact me should you have any questions or concerns.

Very truly yours,


Ryan Lindinger

RNL/adt

Reply To: Ryan Lindinger
1450 University Drive Ct.
Granger, IN 46530

Evansville
3420 Morgan Ave., Suite F
Evansville, IN 47715
(812) 471-5744
(812) 401-8838 Fax
•Vincennes
(812) 882-0766

Fort Wayne
4203 W. Jefferson Blvd.
Fort Wayne, IN 46804
(260) 422-4400
(260) 436-4404 Fax
•Angola
(260) 665-5191
•Bluffton
(260) 827-0622
•Kendallville
(260) 347-1511
•Marion
(765) 668-8100
•Waynedale
(260) 422-4400

Indianapolis
8202 Clearvista Parkway
Building 7
Indianapolis, IN 46256
(317) 489-4700
(317) 845-7847 Fax
•Anderson
(765) 622-9151
•Bedford
(812) 275-6088
•Kokomo
(765) 868-0088
•Lafayette
(765) 447-9121
•Logansport
(574) 739-0022
•Muncie
(765) 287-0045
•New Castle
(765) 521-0763
•Terre Haute
(812) 234-2369

Merrillville
2620 W. Lincoln Highway
Merrillville, IN 46410
(219) 769-7415
(219) 472-0189 Fax
•LaPorte
(219) 362-2444
•Michigan City
(219) 879-7949
•Valparaiso
(219) 476-1718

South Bend-Mishawaka
1450 University Drive Court
Granger, IN 46530
(574) 277-7711
(574) 277-8101 Fax
•Elkhart
(574) 294-4999
•Goshen
(574) 534-6655
•LaGrange
(260) 499-4852

Warsaw
1614 East Center Street
Warsaw, IN 46580
(574) 269-5060
(574) 268-1165 Fax
•Syracuse
(574) 457-4104

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www.blackburnandgreen.com
1.800.444.1112

From: Alison Tusing <atusing@blackburnandgreen.com>
To: "asmith@co.st-joseph.in.us" <asmith@co.st-joseph.in.us>
Date: 9/20/2016 8:55 AM
Subject: 401 E. Colfax Ave
Attachments: jhoward@blackburnandgreen.com_20160920_083209.pdf

Dear Ms. Smith:

Please find attached correspondence from Attorney Lindinger in support of the proposed rezoning of 401 E. Colfax Avenue.

Sincerely,
Alison Tusng

Larry Magliozzi - Fw: Commerce Center Rezoning letter information and example.

From: Joe Kernan <flare604@yahoo.com>
To: "lomagloz@co.st-joseph.in.us" <lomagloz@co.st-joseph.in.us>
Date: 9/20/2016 8:58 AM
Subject: Fw: Commerce Center Rezoning letter information and example.

Mr. Larry Magliozzi
Executive Director
St. Joseph County Area Plan Commision

Mr. Larry Magliozzi
Executive Director
St. Joseph County Area Plan Commision

Dear Larry:

Maggie and I strongly support The Commerce Center Development as proposed by Matthews LLC.

We believe that a zone change from Central Bushiness District to Planned Unit Development is in the best interests of our neighborhood and the East Bank.

We hope that you will give a favorable recommendation to the plan by Matthews LLC to develop a 12 story building that will bring with it offices, apartments, and a grocery story and pharmacy. There will be a separate parking garage in the Commerce Center parking lot. We believe that these improvements will foster additional positive and welcome activity in our neighborhood.

Thank you for your consideration Larry.

Sincerely
Maggie and Joe Kernan

Larry Magliozi - 09-21-2015

From: Rob Bartels <RBartels@martins-supermarkets.com>
To: "lomagloz@co.st-joseph.in.us" <lomagloz@co.st-joseph.in.us>, "asmith@co....
Date: 9/20/2016 9:47 AM
Subject: 09-21-2015

Greetings!

I write from two perspectives this morning, first as a resident along the East Race & secondly as the president of Martin's Super Markets.

As a resident, I now share the sensibilities of so many others who have called, written, & talked to us over the years. We need a downtown grocery store with a full retail assortment.

As a business owner, responsible for taking risk & making sure those efforts are successful in many ways. The risks associated with downtown locations are steep and have been prohibitive in South Bend.

This project is an example of precisely the kind of development that overcomes the challenges, while delivering demonstrable benefit in myriad ways, among many constituents within and for the community.

This opportunity deserves support and I hope you will help this development and our community & downtown neighborhoods move into a better and stronger future.

Thank you

Rob Bartels
110 S. Niles
& Martin's Super Markets

Sent via the Samsung Galaxy Note5, an AT&T 4G LTE smartphone

Angela Smith - Attention: Angela M. Smith, Deputy Director -- Regarding rezoning at 401 E. Colfax Ave.

From: Patricia Anderson <designdecisionsstudio@gmail.com>
To: <asmith@co.st-joseph.in.us>
Date: 9/20/2016 10:24 AM
Subject: Attention: Angela M. Smith, Deputy Director -- Regarding rezoning at 401 E. Colfax Ave.

Dear Angela,

I'm in favor of the proposed rezoning at 401 E. Colfax Ave. I believe this rezoning to be significant in the continued growth and vitality for downtown South Bend.

Thank you for your consideration of this matter.

Best regards,

Patricia E. Anderson
602 1/2 South Ironwood Drive
South Bend, IN 46615

Angela Smith - Proposed rezoning

From: Manda Harris <resras1@hotmail.com>
To: "asmith@co.st-joseph.in.us" <asmith@co.st-joseph.in.us>
Date: 9/20/2016 10:45 AM
Subject: Proposed rezoning

Dear Ms. Smith,

I'm in favor of the proposed rezoning at 401 E. Colfax Ave. Thank you for your consideration of the incredible benefit a downtown grocery store and pharmacy could be to the city and its residents!

Manda Harris
1420 E. Colfax Ave.
574-304-1040

Justin Robinson
26266 Bell Avenue
Elkhart, Indiana 46514
(574) 214-7844

VIA EMAIL ONLY: asmith@co.st-joseph.in.us

Angela M. Smith, Deputy Director

Area Plan Commission (574) 235-9571

RE: Rezoning at 401 E. Colfax Ave

Dear Ms. Smith:

Please allow this letter to serve as notification that I am in favor of the proposed rezoning at 401 E. Colfax Avenue in South Bend.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

s/Justin Robinson

Justin Robinson

From: Alison Tusing <atusing@blackburnandgreen.com>
To: "asmith@co.st-joseph.in.us" <asmith@co.st-joseph.in.us>
Date: 9/20/2016 10:52 AM
Subject: 401 E. Colfax Ave
Attachments: jhoward@blackburnandgreen.com_20160920_103100.pdf

Dear Ms. Smith:

Please see the attached on behalf of Justin Robinson, supporting the proposed rezoning of 401 E. Colfax Avenue.

Sincerely,
Alison Tusing

Angela Smith - Downtown martin's

From: jekaplan@sbcglobal.net <jekaplan@sbcglobal.net>
To: <asmith@co.st-joseph.in.us>
Date: 9/20/2016 10:58 AM
Subject: Downtown martin's

Ms. Smith, I am writing in support of a downtown Martin's and pharmacy. I have a art studio downtown and have really missed the Osso's drug store that used to be downtown.

Jeanne Kaplan
50667 Mercury Drive
Granger, In 46530
273-1747

Sent from my T-Mobile 4G LTE device

Angela Smith - Re: PUD Letters of Support

From: Brigid Beattie <brigid@matthewsllc.com>
To: <lmaglio@co.st-joseph.in.us>, <asmith@co.st-joseph.in.us>
Date: 9/20/2016 11:37 AM
Subject: Re: PUD Letters of Support
Cc: David Matthews <david@matthewsllc.com>
Attachments: Area Plan Commission Letters.pdf

Please disregard the previous email with the incorrect document. Attached are the letters of support for the Commerce Center Planned Unit Development.

Sincerely,

Brigid Beattie
Executive Assistant
Matthews, LLC
(812) 606-7892
brigid@matthewsllc.com

On Tue, Sep 20, 2016 at 8:50 AM, Brigid Beattie <brigid@matthewsllc.com> wrote:

Please find attached letters of support for the Commerce Center Development Planned Unit Development.

Sincerely,

Brigid Beattie
Executive Assistant
Matthews, LLC
(812) 606-7892
brigid@matthewsllc.com

Mr. Larry Magliozzi
Executive Director
St. Joseph County Area Plan Commission

Dear Mr. Magliozzi:

521 Jefferson, LLC, by vote of its ownership, is in favor of the Commerce Center Development, as proposed by Commerce Center Development, LLC. We support the change in zoning from Central Business District (CBD) to Planned Unit Development (PUD).

We recognize the concerns voiced by Area Plan Commission staff, in regard to building height, air and light quality for rear facing apartments, and set backs for public areas. It is our opinion that the plan presented to us adequately addresses these concerns. Also, we notice that some of the concerns are based on a 2008 East Bank Village Master Plan, the relevance of which we question because it was developed during a recession and at a time of declining population. We do not believe that such an outdated plan should dictate current growth in our neighborhood.

We ask that you please give a favorable recommendation to the plan by Commerce Center Development, LLC to develop a twelve-story mixed-use building and a separate parking garage in the area commonly known as The Commerce Center parking lot.

Thank you for giving our perspective your full consideration.

Sincerely,



Brigid Beattie, Executive Assistant
521 Jefferson, LLC
521 E. Jefferson Blvd
South Bend, IN 46617

Angela Smith - Letter in support of 401 E Colfax PUD proposal

From: Jack Jacobs <jjacobs25@gmail.com>
To: <asmith@co.st-joseph.in.us>
Date: 9/20/2016 11:41 AM
Subject: Letter in support of 401 E Colfax PUD proposal

Dear Dept. Director Smith,

I support the proposed PUD, the lifting of the height restriction, and the building of a grocery store and pharmacy at the proposed site along Lasalle Ave on the current parking lot of the Commerce Center.

Best,

Jack Jacobs
223 E Colfax Ave
South Bend, IN 46617

Angela Smith - Grocery Store and Pharmacy Rezoning.

From: Lionel Jensen <Lionel.Jensen.21@nd.edu>
To: <asmith@co.st-joseph.in.us>
Date: 9/20/2016 11:54 AM
Subject: Grocery Store and Pharmacy Rezoning.

Ms. Angela M. Smith, Deputy Director
Area Plan Commission
City of South Bend
South Bend, IN

20 September 2016

Dear Ms. Smith,

I am writing to convey my most energetic support of the rezoning proposal for 401 E. Colfax Avenue that is now before the Area Plan Commission.

As a long-time resident of South Bend who has observed with pleasure and excitement the redesign and development of the city's downtown, I believe that the rezoning will eventuate in the establishment of a grocery and pharmacy essential to the continued flourishing of our urban commonweal.

My address is: 1305 Ridgedale Road, South Bend, 46614

Respectfully,

Lionel M. Jensen, Ph. D.
Associate Professor
East Asian Languages & Cultures
Fellow of Institute
Helen Kellogg Institute for International Studies
Joan B. Kroc Institute for International Peace Studies
Affiliate, Center for Civil and Human Rights

From: Kari Maddox <karimaddox@icloud.com>
To: <asmith@co.st-joseph.in.us>
Date: 9/20/2016 12:05 PM
Subject: Proposed rezoning of 401 E. Colfax Ave.

Angela M. Smith, Deputy Director
Area Plan Commission,

I am in favor of the proposed rezoning at 401 E. Colfax Avenue.

I am writing to show my support for Matthews, LLC.

I believe Matthews proposed project at 401. E. Colfax Avenue will greatly impact the future of the down town South Bend area.

I am currently in the process of relocating North, as I currently work in Granger, In.

I originally considered moving directly to Granger. The proximity to my current job would make commuting seconds away, from where I would live.

I met with Matthews earlier this summer. I began to fall in love with the character and culture surrounding South bend; and particularly to the love and dedication people living in the town have expressed for the area.

As a mother of four children, growth and a sense of community are important. There is a lot of progress in South Bend, and the potential for growth seems to be exponential at this point.

In particular, the proposed project at 401 E. Colfax Avenue has caught my attention. Again, as a mother of four, convenience is also of utmost importance in our daily lives. A space of such size appeals to me. The convenience of a pharmacy, grocery store, and potential for retail and office space are all very alluring to a modern family.

The ability for growth within this building make me feel confident in South Bend. The proposed height and size do not deter me, but rather excite me for the potential in this town. I hope to continue as an entrepreneur and possibly make use of this future space.

Thank you,

Kari Maddox

Sent from my iPhone

Angela Smith - Supporting Commerce Center Rezoning

From: Jonathan Andrew Wolter <jawolter@gmail.com>
To: <asmith@co.st-joseph.in.us>
Date: 9/20/2016 12:11 PM
Subject: Supporting Commerce Center Rezoning

Mr. Larry Magliozzi
Executive Director
St. Joseph County Area Plan Commission

Dear Mr Magliozzi:

I am the homeowner of 108 S Niles. I am in support of a zone change from Central Business District (CBD) to Planned Unit Development (PUD).

I recognize there have been concerns but as an owner seeing this neighborhood improve, I support the specific plans presented by the developer.

I ask that you give a favorable recommendation to the plan by Matthews, LLC to develop a 12 story building that will house a grocery-pharmacy, offices, and apartments, along with a separate parking garage in the area commonly known as The Commerce Center parking lot.

Thank you so much!

Jonathan Wolter

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Sent from my Phone

Good afternoon Angela,

My name is Matthew Teters, and I am writing this email in regards to the Grocery store and pharmacy Rezoning at 401 E. Colfax Ave. I live at 223 East Colfax Ave. and **I am in favor** of the proposed development and Rezoning.

Thank you,

Matthew Teters MD

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Matthew Teters

Angela Smith - Proposed rezoning

From: "Kevin Hatcher" <kevin@artisticradio.com>
To: <asmith@co.st-joseph.in.us>
Date: 9/20/2016 3:10 PM
Subject: Proposed rezoning

I'm in favor of the proposed rezoning at 401 E. Colfax Ave

Kevin Hatcher
831 W Colfax
South Bend, IN 46601

Best,

Kevn Hatcher | Marketing Consultant

WNDV-FM | **U93 92.9**

WSMM/WSSM-FM | **The Stream**

☎:: 574.273.9300 x230

✉:: kevin@artisticradio.com

📍:: 3371 Cleveland Road Ste 300 South Bend IN 46628

If you are waiting on anything in order to live and love without holding back, then you suffer. -

David Dieda

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