



AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, IN

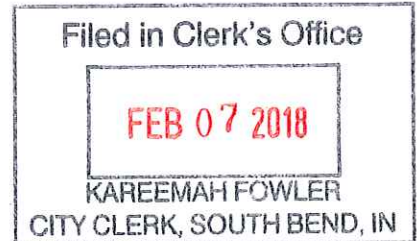
LAWRENCE P. MAGLIOZZI  
EXECUTIVE DIRECTOR

Angela M. Smith  
Deputy Director

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

February 7, 2018

Honorable Common Council  
4<sup>th</sup> Floor, County-City Building  
South Bend, IN 46601



RE: Northwest and Northeast corners of Western & William and the Southwest corner of Wayne & William  
APC# 2861-18

Dear Council Members:

Enclosed in 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 February 12, 2018 Council meeting, and set it for public hearing at your March 26, 2018 Council meeting. The petition is tentatively scheduled for public hearing at the March 20, 2018 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,

Jordan Wyatt  
Planner

CC: Bob Palmer

SERVING ST. JOSEPH COUNTY, SOUTH BEND, LAKEVILLE, NEW CARLISLE, NORTH LIBERTY, OSCEOLA & ROSELAND

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**BILL NO. 08-18**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR PROPERTY  
GENERALLY LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF  
WESTERN AND WILLIAM AND THE SOUTHWEST CORNER OF WAYNE AND  
WILLIAM COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND,  
INDIANA**

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**STATEMENT OF PURPOSE AND INTENT**

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To allow for uses in the MU and CBD District consistent with the surrounding area and Comprehensive Plans.

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

SECTION I. 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:

Lots 1-6 and Lots 10-12 of Block 6 of Vail's Subdivision and the east half of the vacated alley adjacent to Lots 2-6 and the west half of the vacated alley adjacent to lots 10-12, excluding the first east-west alley north of Western

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

SECTION II. 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 B, Outlot A, and Outlot B of Vail's Subdivision First Replat

be and the same is hereby established as CBD Central Business District.

SECTION III.

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

SECTION IV. 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.

\_\_\_\_\_  
Tim Scott, Council President  
South Bend Common Council

Attest:

\_\_\_\_\_  
Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_ . m.

\_\_\_\_\_  
Kareemah N. Fowler, City Clerk  
Office of the City Clerk

Approved and signed by me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_ o'clock \_\_\_\_ .m.

\_\_\_\_\_  
Pete Buttigieg, Mayor  
City of South Bend, Indiana

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:

Property 1: Portion of city block bounded by W. Wayne Street to the North; S. Taylor Street to the West; W. Western Avenue to the South; and S. William Street to the East. - South Bend, IN 46601

Property 2: 331-333 W. Western Avenue and 401 N. Lafayette Street. - South Bend, IN 46601

2) The property Tax Key Number(s) is/are:

Property 1: 018-3012-0412;018-3012-0420.01;018-3012-0421;018-3012-0422;018-3012-0424;018-3012-0425;

Property 2: 018-3012-0440.02;018-3012-0440.04;018-3012-0440.05

3) Legal Descriptions:

Property 1: Lots 10 Thru 12 & W 1/2 Vac Alley E & Adj Vails Sub Block 6 07/08 Split to 041201 5052WD 7/18/06; Lots 1, 2 & 3 Vails Sub Of Block 6; 3 Rds S End Ea Lots 2 & 3 & E 1/2 Vac Alley W & Adj Vails Sub Block 6; Lot 4 & E 1/2 Vac Alley W & Adj Vails Sub Block 6; Lot 5 & W 49.5' Lot 6 & E 1/2 Vac Alley W & Adj Vails Block 6; 66 Ft E End Lot 6 Vails Sub Block 6

Property 2: Lot B Vails Sub First Replat 14/15 NP#8037 10-04-2013; Outlot B Vails Sub First Replat 14/15 NP#8037 10-04-2013; Outlot A Vails Sub First Replat 14/15 NP#8037 10-04-2013

4) Total Site Area:

Property 1: 1.50 +/- Acres

Property 2: 1.75 +/- Acres

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

South Bend Redevelopment Commission  
227 W. Jefferson Boulevard  
1400 County-City Building  
South Bend, IN 46601  
574-235-5836  
drelos@southbendin.gov

Name and address of additional property owners, if applicable: N/A

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

N/A

Name and address of additional property owners, if applicable: N/A

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

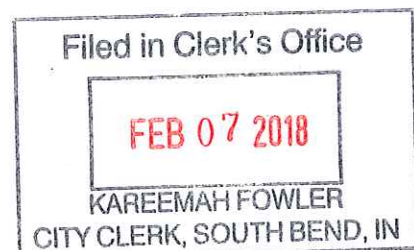
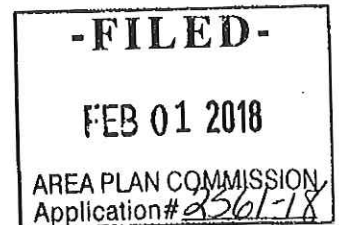
Property 1

Property 2

From: GB General Business District  
To: MU Mixed Use District

GB General Business District  
CBD Central Business District

8) This rezoning is requested to allow the following use(s): All uses allowed within the Mixed Use and Central Business districts.



IF VARIANCE(S) ARE BEING REQUESTED (if not, please skip to next section):

1) *N/A*

2) A statement on how each of the following standards for the granting of variances is met:

- (a) The approval will not be injurious to the public health, safety, morals and general welfare of the community: *N/A*
- (b) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and: *N/A*
- (c) The strict application of the terms of this Ordinance would result in practical difficulties in the use of the property: *N/A*

IF A SPECIAL EXCEPTION USE IS BEING REQUESTED, (if not, please skip to next section):

1) The Special Exception Use(s) being requested: *N/A*

2) A statement on how each of the following standards for the granting of a Special Exception Use is met:

- (a) The proposed *use* will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare: *N/A*
- (b) The proposed *use* will not injure or adversely affect the *use* of the adjacent area or property values therein: *N/A*
- (c) The proposed *use* will be consistent with the character of the *district* in which it is located and the land uses authorized therein; and: *N/A*
- (d) The proposed use is compatible with the recommendations of the Comprehensive Plan. *N/A*

\* In the case of a Special Exception Use, the petitioner shall be held to the representations made on the Preliminary Site Plan included with this petition.

CONTACT PERSON:

*Chris Dressel*  
227 W. Jefferson Blvd.  
South Bend, IN 46615  
574-235-5847  
cdressel@southbendin.gov

Filed in Clerk's Office  
FEB 07 2018  
KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN

-FILED-  
FEB 01 2018  
AREA PLAN COMMISSION  
Application# 2561-16

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.

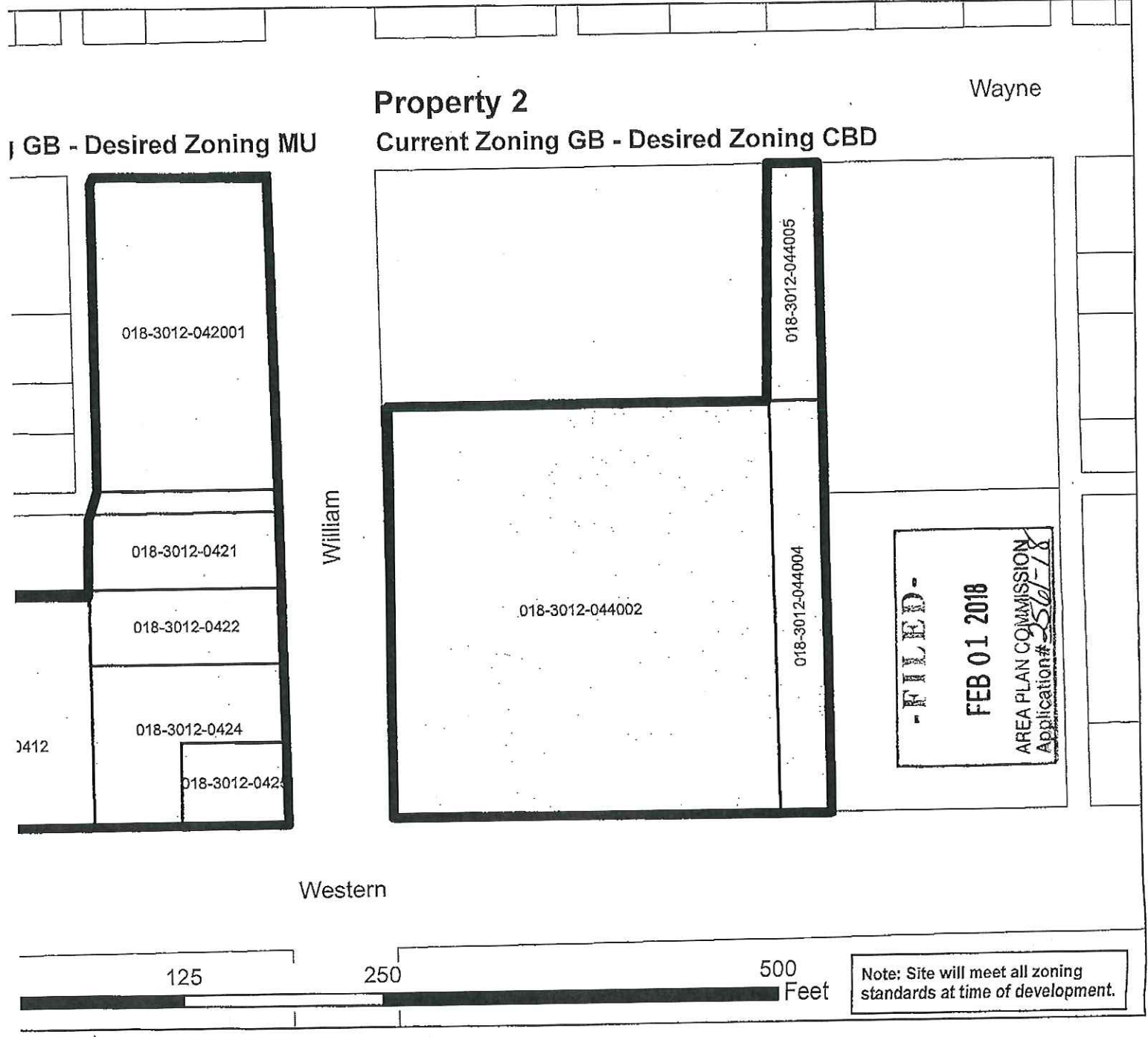
Signature(s) of all property owner(s), or signature of Attorney for all property owner(s):

*Chris Dressel*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Preliminary Site Plan

Taylor/Wayne/Lafayette/Western Block

N



GB - Desired Zoning MU

Property 2

Wayne

Current Zoning GB - Desired Zoning CBD

William

Western

125 250 500 Feet

Note: Site will meet all zoning standards at time of development.

Filed in Clerk's Office  
**FEB 07 2018**  
KAREEMAH FOWLER  
CITY CLERK, SOUTH BEND, IN