

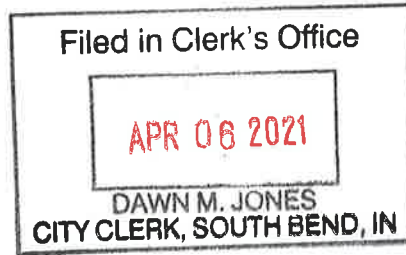


City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

Tuesday, April 6, 2021

South Bend Common Council
227 W. Jefferson Blvd., 4th Floor
South Bend, IN 46601



Re: - A proposed ordinance of BEACON HEALTH SYSTEM INC to zone from NC Neighborhood Center to U1 Urban Neighborhood 1, property located at 600 NILES AVE, City of South Bend - PC# 0042-21

Dear Council Members:

I hereby Certify that the above referenced ordinance of BEACON HEALTH SYSTEM INC was legally advertised on March 5, 2021 and that the South Bend Plan Commission at its public hearing on March 29, 2021 took the following action:

Upon a motion by Caitlin Stevens, being seconded by Kyle Copelin and carried, a proposed ordinance of BEACON HEALTH SYSTEM INC to zone from NC Neighborhood Center to U1 Urban Neighborhood 1, property located at 600 NILES AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to the Completion of the Subdivision.

The staff report is attached. The deliberations of the Plan Commission and points considered in arriving at the above decision are shown in the minutes of the public hearing, Minutes of the public hearing are available in our office and will be posted on our website once approved.

Sincerely,

Joseph R. Molnar
Zoning Specialist

Attachment
CC: BEACON HEALTH SYSTEM INC

Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Daniel Brewer
Commission President

Filed in Clerk's Office

Property Information

Location: 600 NILES AVE
Owner: BEACON HEALTH SYSTEM INC

APR 06 2021

DAWN M. JONES
CITY CLERK, SOUTH BEND, IN

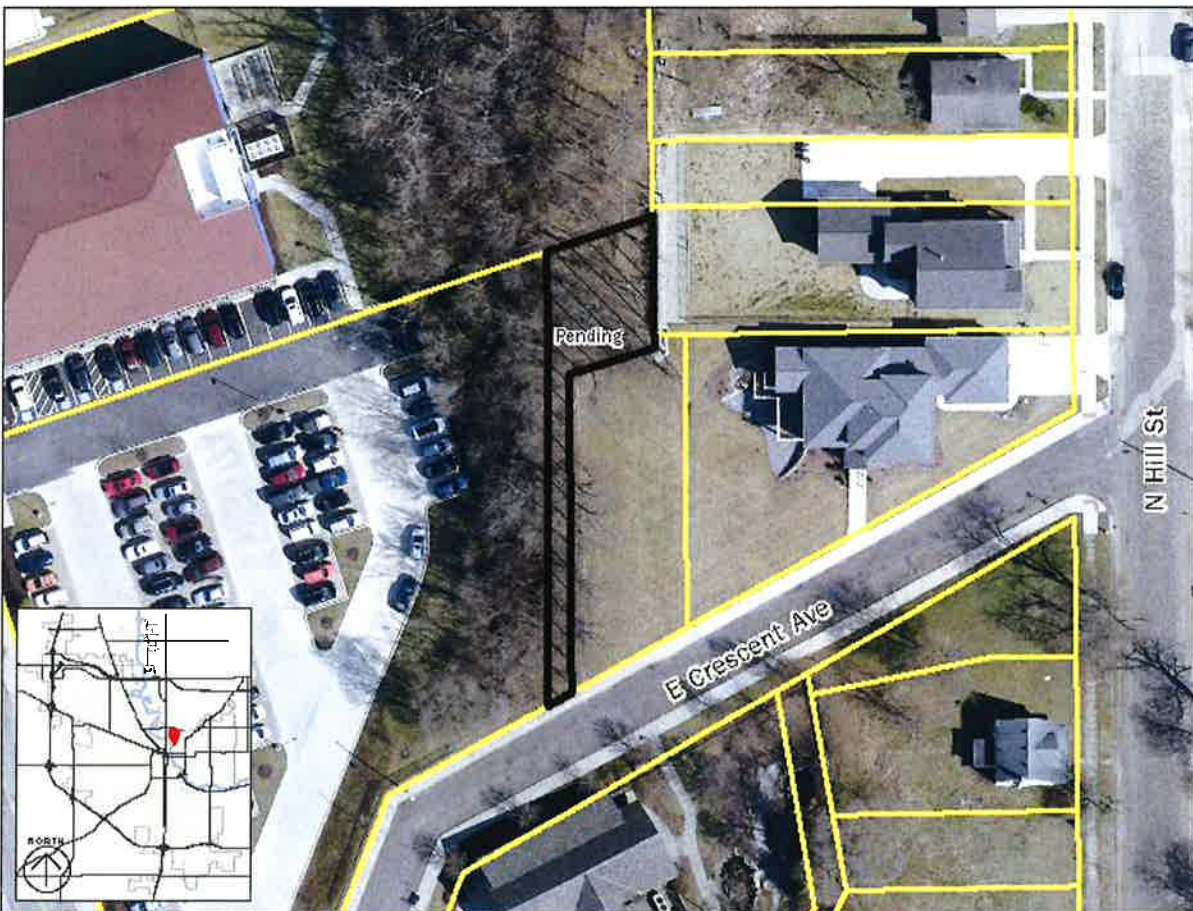
Requested Action

Rezone from NC Neighborhood Center to U1 Urban Neighborhood 1

Project Summary

The rezoning request is to downzone a portion of the property to U1 for the purpose of selling the land to an adjacent owner to increase their backyard area for a possible pool and open space.

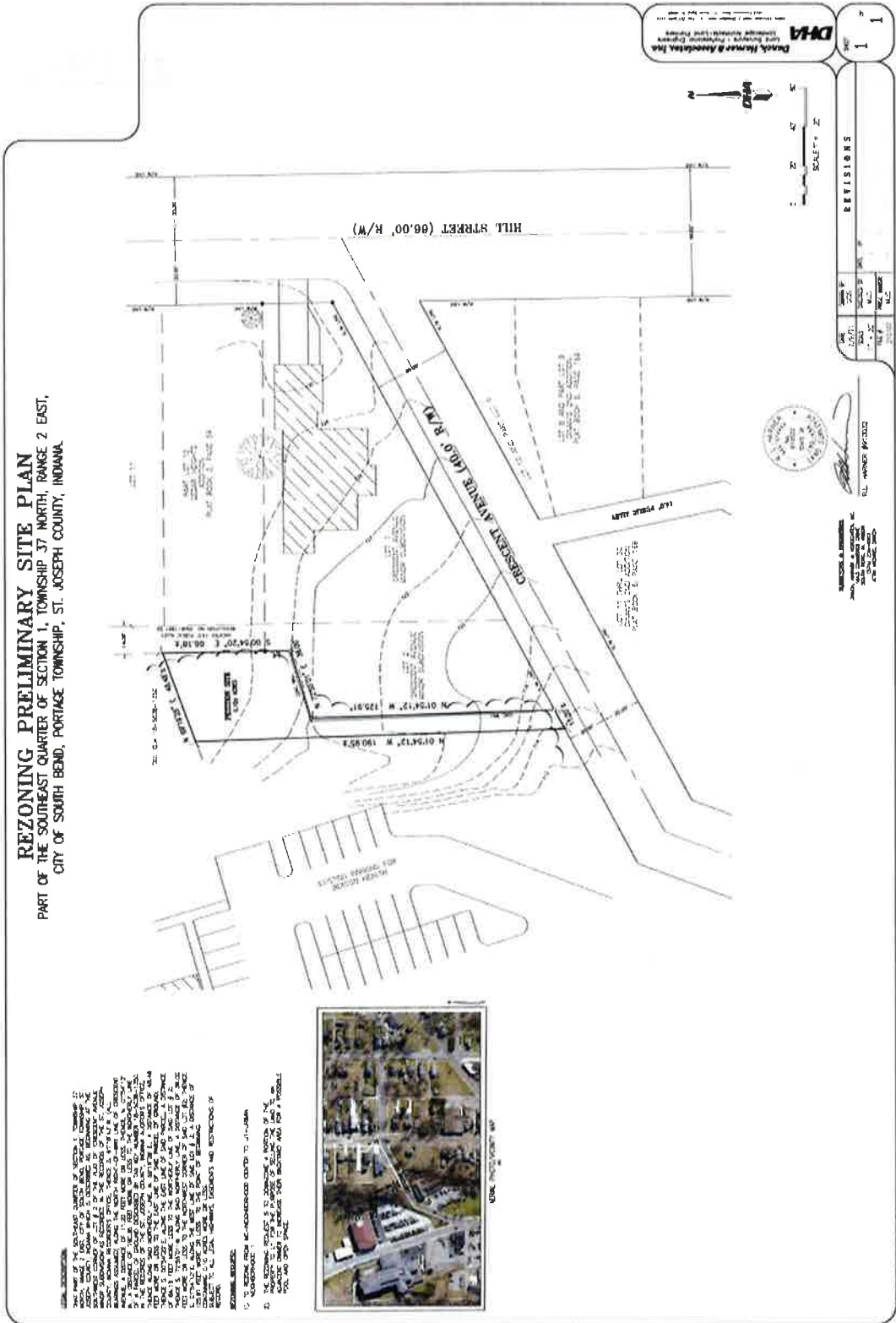
Location Map



Recommendation

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation, subject to the completion of a subdivision for this lot.

Proposed Site Plan



REZONING PRELIMINARY SITE PLAN
 PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST,
 CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

EXISTING CONDITIONS:
 1. THE AREA IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY).
 2. THE AREA IS CURRENTLY OCCUPIED BY A RESIDENTIAL SINGLE-FAMILY HOME.
 3. THE AREA IS CURRENTLY OCCUPIED BY A RESIDENTIAL SINGLE-FAMILY HOME.
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 10. THE AREA IS CURRENTLY OCCUPIED BY A RESIDENTIAL SINGLE-FAMILY HOME.

PROPOSED CONDITIONS:
 1. THE AREA IS PROPOSED TO BE REZONED TO A COMMERCIAL ZONE.
 2. THE AREA IS PROPOSED TO BE REZONED TO A COMMERCIAL ZONE.
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 9. THE AREA IS PROPOSED TO BE REZONED TO A COMMERCIAL ZONE.
 10. THE AREA IS PROPOSED TO BE REZONED TO A COMMERCIAL ZONE.



DWA
 David W. Anderson & Associates, Inc.
 Land Surveyors & Professional Engineers
 License No. 123456789

DATE: 3/15/2021
 TIME: 10:00 AM
 SCALE: 1" = 40'

REVISIONS

NO.	DATE	DESCRIPTION
1	3/15/2021	PRELIMINARY

PROJECT NO. 2021-0042-21
 CITY OF SOUTH BEND, INDIANA

Site & Context

Land Uses and Zoning:

- On site: On site is heavily wooded land with a large elevation grade change from east to west. The rest of the parcel not being rezoned is a parking lot.
- North: To the north is a medical office building zoned NC Neighborhood Center.
- East: To the east is a single family home zoned U1 Urban Neighborhood 1.
- South: To the south across Crescent Ave. is an office building zoned NC Neighborhood Center.
- West: To the west across Niles Ave is the former Madison Center and a restaurant zoned DT Downtown.

District Intent:

The U1 District is established to provide for, promote, and maintain urban neighborhoods located in core and outlying areas of the City.

Site Plan Description:

There has not been a specific site plan submitted for the proposal. The current project is to subdivide the property and sell the newly created U1 District parcel to the neighboring owner to add to the backyard space.

Zoning and Land Use History and Trends:

The immediate area and neighborhoods have a diverse history of different types of land uses. Along Niles Avenue, closer to downtown, are commercial uses. Further north along Niles and east along Crescent Ave the neighborhood transitions into primarily single family housing.

Traffic and Transportation Considerations:

Crescent Avenue has two lanes with on street parking.

Agency Comments

Agency Comments:

There are no engineering comments at this time. Any improvements to the site will be reviewed under Commercial Plan Review.

Staff Comments:

While a down zoning from a mixed use district to a primarily single family district is not preferred, in this case it should not inhibit any future development to the neighborhood. The property being rezoned has no frontage along Niles Avenue and is a small portion of a larger parcel, which serves as the commercial corridor for the area. Expanding U1 Urban Neighborhood One along Crescent Avenue should not provide any hardship while also not limiting any future development opportunities along Niles Avenue.

Criteria for Decision Making

Rezoning

Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:

1. Comprehensive Plan:

Policy Plan:

The petition is consistent with the City Plan, South Bend Comprehensive Plan (2006), Objective LU 2: Encourage a compatible mix of land uses in the community.

Land Use Plan:

The future land use plan identifies this area as Medium Density Residential.

Plan Implementation/Other Plans:

There are no specialized plans for this area.

2. Current Conditions and Character:

The existing neighborhood east of Niles Avenue is a dense urban single-family neighborhood. The houses date from the early 1900s with a number of new infill housing properties constructed in the past decade. The properties along Niles Avenue and further south have been mixed use in nature and now consist of commercial buildings and parking lots.

3. Most Desirable Use:

Due to the unique challenges of the topography of the site, the most desirable use for the parcel would be one that supports the single family neighborhood to the east while preserving the possibility for new development along Niles Avenue.

4. Conservation of Property Values:

The current proposal does not call for any new major development on the site with the natural limitations of the land limiting future use. The rezoning should not impact the use or value of surrounding properties in the area.

5. Responsible Development and Growth:

It is responsible development and growth to allow for the extension of the existing U1 Urban Neighborhood One District.

Analysis & Recommendation

Commitments: There are no proposed commitments at this time.

Analysis: Rezoning the site to U1 Urban Neighborhood One will allow for the increased use of residential development along Crescent Avenue without inhibiting more intense development along Niles Avenue.

Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation, subject to the completion of a subdivision for this lot.