



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

AGENDA

Tuesday, January 17, 2023 - 4:00 P.M.
County-City Building
Seventh-Floor, Commissioner's Conference Room
www.tinyurl.com/southbendplancommission

ADMINISTRATIVE ITEMS:

A. ELECTION OF OFFICERS

PUBLIC HEARING:

A. REZONINGS

- Location:** 1144 CORBY BLVD PC#0130-23
Petitioner: FIVE CORNERS LLC
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to NC Neighborhood Center

B. MAJOR SUBDIVISIONS – None for consideration

C. TEXT AMENDMENTS – None for consideration

D. DEVELOPMENT PLANS – None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

- Name:** RUSH STREET MINOR SUBDIVISION PC#0129-23
Location: East Side of Fellows St. Approx. 300' South of Rush St.
- Name:** OLIVE AND PRAIRIE MINOR SUBDIVISION PC#0131-23
Location: NW Corner of Prairie Ave and Olive St.

B. FINDINGS OF FACT – None for consideration

C. MINUTES – December 19, 2022

D. UPDATES FROM STAFF

E. ADJOURNMENT

Property Information

Location: 1144 CORBY BLVD
Owner: FIVE CORNERS LLC

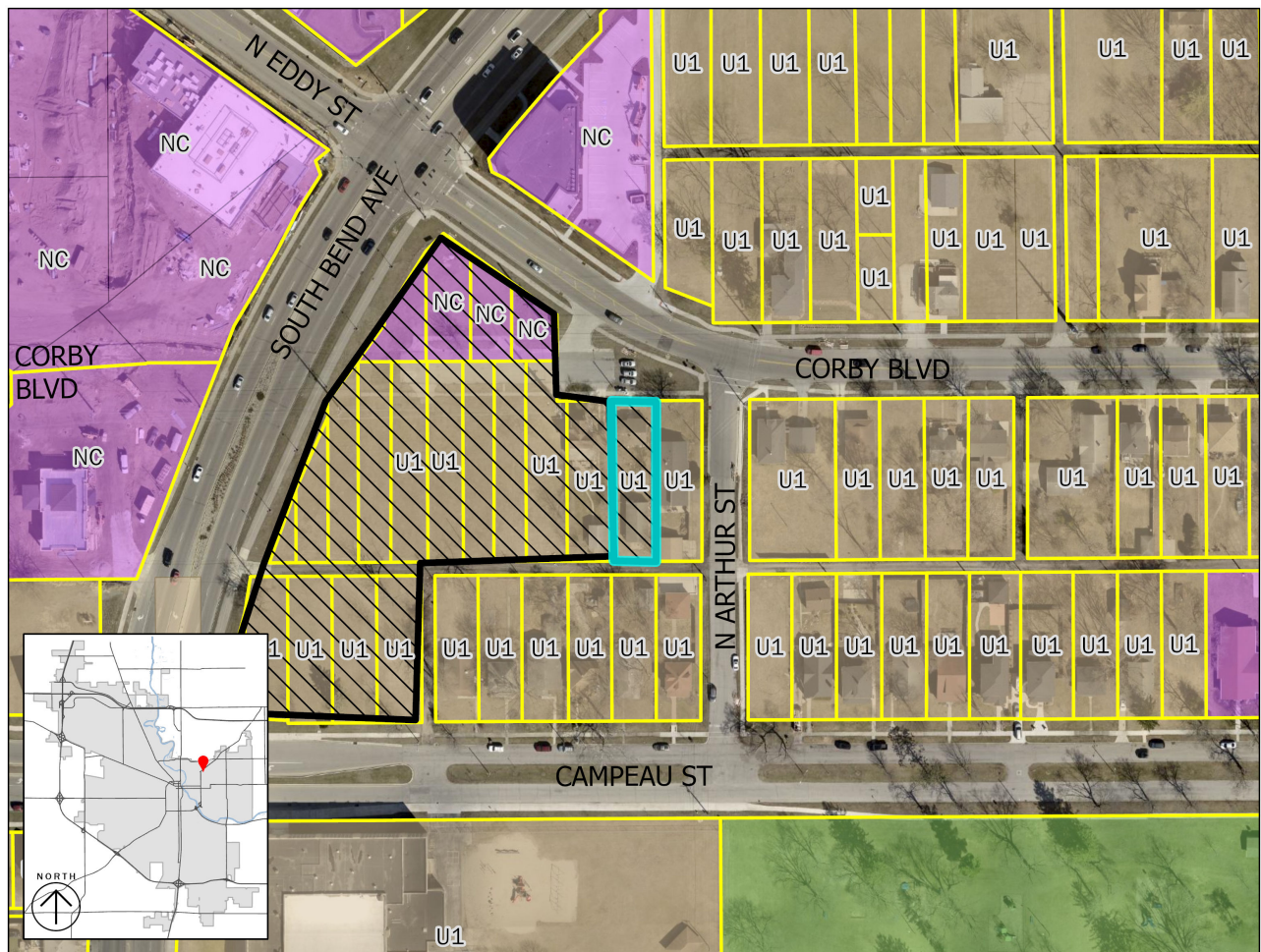
Requested Action

Rezone from U1 Urban Neighborhood 1 to NC Neighborhood Center

Project Summary

Construction of approximately 103 apartment units housed in two buildings located on the southeast corner of SR23 and Corby Street in South Bend. This rezoning is for one more additional lot purchased by the developer that will allow extra green space and parking.

Location Map



Recommendation

Staff Recommendation: Based on information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation.

Site & Context

Land Uses and Zoning:

- On site: On site currently is a residential dwelling unit zoned U1 Urban Neighborhood 1
- North: Across Corby Blvd., are vacant U1 Urban Neighborhood 1 lots and a mixed use building zoned NC Neighborhood Center.
- East: Single-family homes zoned U1 Urban Neighborhood 1
- South: Single-family homes zoned U1 Urban Neighborhood 1
- West: Vacant parcels recently rezoned to NC Neighborhood Center related to this development.

District Intent:

The NC District is established to promote higher intensity, urban neighborhood centers, typically located near the intersection of major streets, in core and outlying areas of the City that are well connected to surrounding neighborhoods.

Site Plan Description:

The site plan shows the construction of a four story apartment building. The parking is handled in a mix of surface lots under a podium structure and open-air surface lots. The larger development incorporates the existing NC Neighborhood Center properties to the north, shown as a future restaurant. This lot is to accommodate more green space and parking.

Zoning and Land Use History and Trends:

The property in question, and the surrounding neighborhood, have seen significant changes in the past two decades. The construction of Eddy Street Commons and other investment in the Northeast Neighborhood has spurred a demand for more housing units in the area. Despite this recent growth, the neighborhood still has less residents than it did in 1990. The 2020 Census shows the neighborhood has lost 32% of its 1970 population. With the recent demand in housing, formerly vacant lots have been developed reversing five decades of population decline. The specific property in question was dramatically affected by the Indiana Department of Transportation widening and reworking of State Road 23 and the former "Five Corners" intersection, which saw widening of Eddy Street and rerouting of local streets. This has left this specific property with many lots that no longer have proper street frontage and no longer are suitable for single family development. While the street network has been drastically changed, many of the former right-of-ways still contain significant utility infrastructure. The majority of the property was rezoned in early 2022. The parcel in question was added to the property after the initial process began.

Traffic and Transportation Considerations:

Eddy Street is a divided four lane state highway with limited access and no on-street parking. Corby Blvd is a two lane road with on street parking. Campeau is a separated three lane road with a left turn lane and no on-street parking.

Agency Comments

Agency Comments:

There are no agency comments at this time.

Staff Comments:

There are no additional comments at this time.

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 Northeast Neighborhood Plan (2022), Five Corners: Fill vacant lots with high-density development, including apartments and destination commercial uses.

Land Use Plan:

The Northeast Neighborhood Plan (2022) identifies this area for High Density Residential.

Plan Implementation/Other Plans:

The petition is consistent with the City Plan, South Bend Comprehensive Plan (2006), Objective H 1: Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of households now and in the future.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood with retail uses along the state route. The Indiana Department of Transportation rerouted and expanded S.R. 23 in the early 2010's, which eliminated the former five corners intersection. This required the demolition of a number of homes and changed traffic patterns of the area.

3. Most Desirable Use:

The most desirable use is for the currently large vacant and unused space to be developed at a scale appropriate for the intensity and size of the site and intersections.

4. Conservation of Property Values:

Developing a new residential and commercial project on currently vacant unproductive land will help continue the growth and value of the surrounding neighborhood.

5. Responsible Development and Growth:

It is responsible development and growth to allow for the continued growth in the Northeast Neighborhood while concentrating large projects along major corridors. Adding additional population to the neighborhood should help encourage more commercial activity nearby.

Analysis & Recommendation

Commitments: There are no written commitments proposed.

Analysis: Rezoning the property to NC Neighborhood Center will allow for a cohesive lot for development. The Northeast Neighborhood has seen significant investment and growth over the past decade. This investment has produced a significant demand and interest in more housing units. The site is an additional lot to accommodate more green space and parking from the Five Corners rezoning previously approved in January 2022.

Recommendation: Based on information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation.

Property Information

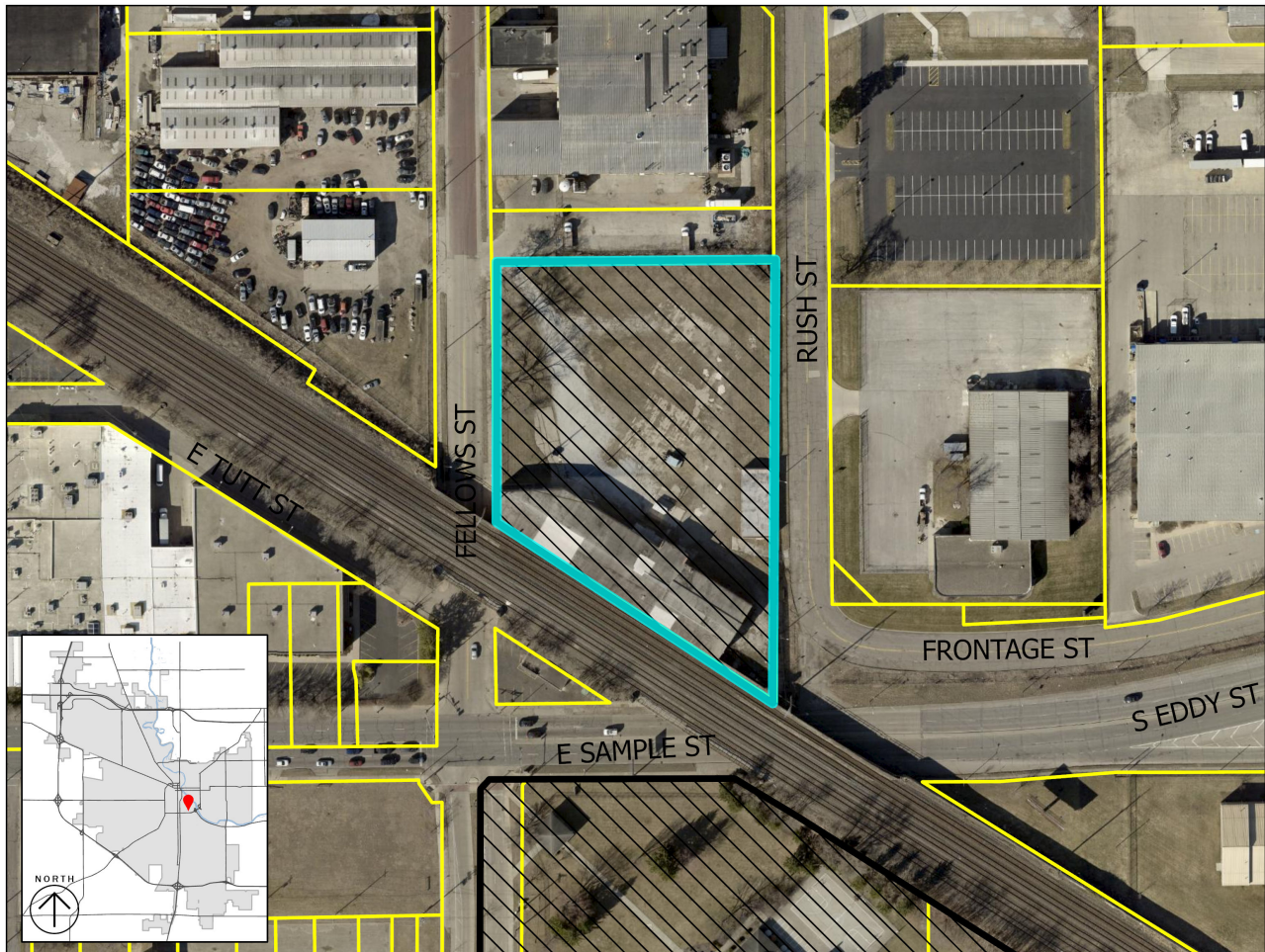
Subdivision Name: **RUSH STREET MINOR SUBDIVISION**

Location: East Side of Fellows St. Approx. 300' South of Rush St.

Requested Action

The total area of the subdivision is 0.38 acres and will consist of 2 building lots.

Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	A site drainage plan will be required at the time of development.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Private Septic.
Agency Comments:	There are not additional comments at this time.

Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.

Property Information

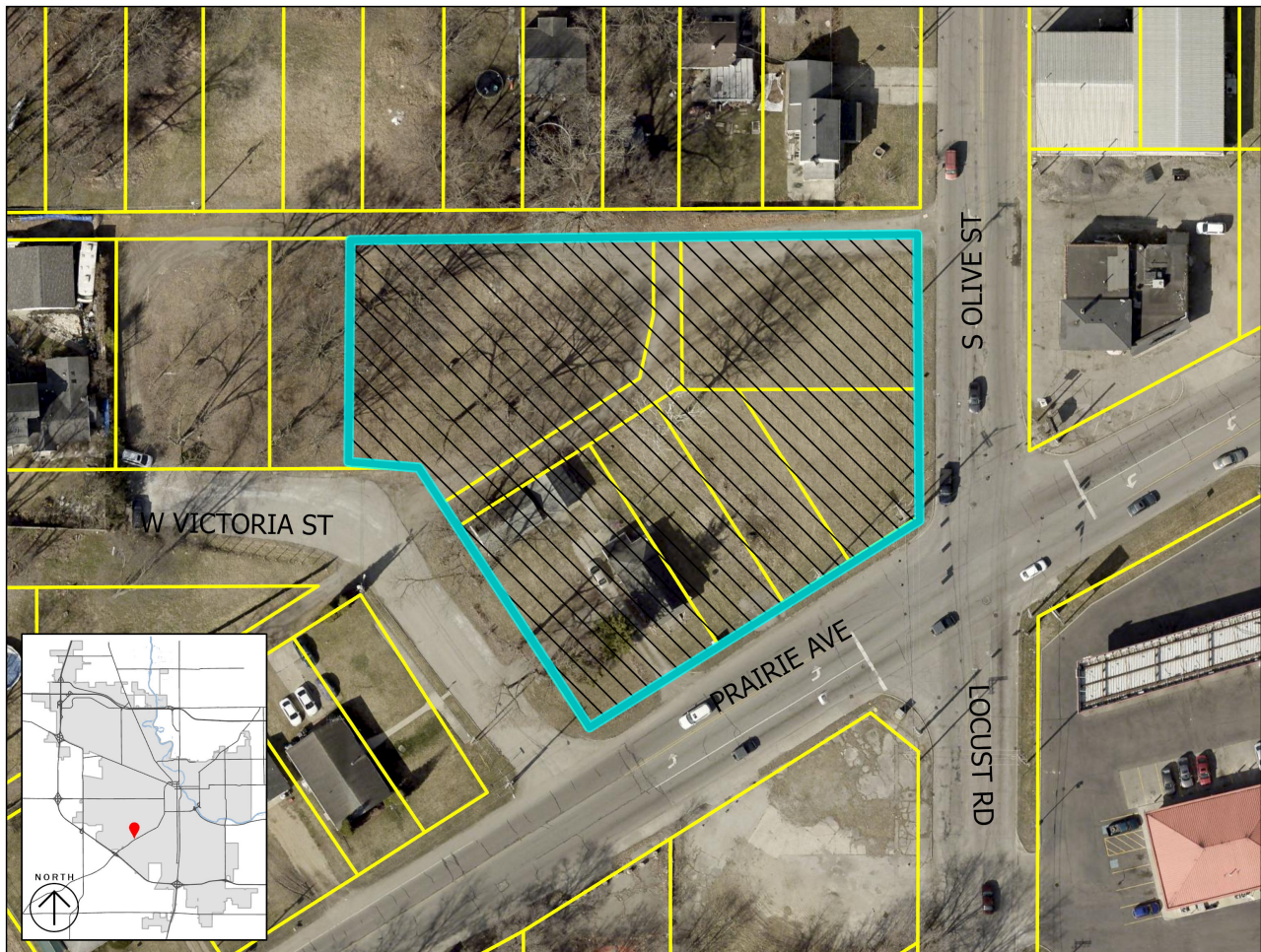
Subdivision Name: **OLIVE AND PRAIRIE MINOR SUBDIVISION**

Location: Northwest Corner of Prairie Ave and Olive St.

Requested Action

The total area of the subdivision is 1.09 acres and will consist of 1 building lot. .

Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	A site drainage plan will be required at the time of development.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	There are no additional comments at this time.

Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.