



BILL NO. 28-23

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

May 16, 2023

Honorable Lori Hamann
4th Floor, County-City Building
South Bend, IN 46601

RE:735 and 737 Cleveland
PC#0153-23

Dear Ms. Hamann:

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 May 22, 2023, Council meeting, and set it for public hearing at your June 26, 2023 Council meeting. The petition is tentatively scheduled for public hearing at the June 20, 2023 South Bend Plan Commission meeting. The recommendation of the South Bend Plan Commission will be forwarded to the Office of the City Clerk by noon on the day following the public hearing.

The petitioner provided the following to describe the proposed project:

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 to allow new residential development.

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

Sincerely,

Angela Smith
Zoning Administrator

CC: Bob Palmer



Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President

BILL NO. 28-23

ORDINANCE NO. _____



AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 735 AND 737 CLEVELAND, COUNCILMANIC DISTRICT NO. 2 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Petitioners desire to rezone the property from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2.

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

SECTION I. Ordinance No. 10689-19, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby 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:

A TRACT OF LAND 40 FEET IN WIDTH NORTH AND SOUTH TAKEN OFF OF AND FROM THE ENTIRE NORTH END OF LOT NUMBERED NINETY-SIX (96) AS SHOWN ON THE RECORDED PLAT OF A.G.CUSHINGS FOURTH ADDITION TO THE CITY OF SOUTH BEND IN ST. JOSEPH COUNTY, INDIANA
COMMONLY KNOWN AS 735 N. CLEVELAND, SOUTH BEND, INDIANA

LOT 95 OF A.G. CUSHINGS FOURTH ADDITION TO THE CITY OF SOUTH BEND IN ST. JOSEPH COUNTY, INDIANA
COMMONLY KNOWN AS 737 N. CLEVELAND, SOUTH BEND, INDIANA

be and the same is hereby established as Urban Neighborhood 2.

SECTION II. This ordinance is and shall be subject to commitments as provided by Chapter 21-12.07(f)(7) Commitments, if applicable.

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

Sharon McBride, Council President
South Bend Common Council

Attest:

Dawn M. Jones, 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 _____, 2023, at _____ o'clock ____ . m.

Dawn M. Jones, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2023, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Not buildable
City of South Bend
PLAN COMMISSION

RECEIVED MAY 12 2023
227 W. Jefferson - Suite 1400S
South Bend, IN 46601
zoning@southbendin.gov

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1080-3351
Address: 735 N CLEVELAND AVE
Owner: Civil City of South Bend
Legal Description:
Lot 96 40'N Side A G Cushings 4th Add



Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1 Additional Districts, if applicable
Proposed District U2 Urban Neighborhood 2 Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;
- (2) Current conditions and the character of the current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Subdivision – complete and attach subdivision application

Special Exception – complete and attach Criteria for Decision Making

Use requested: _____

Variance(s) - List variances below, complete and attach Criteria for Decision Making

Variance(s) requested: _____

Required Documents

- Completed Application (including Contact Information)
- Site Plan drawn to scale
- Filing Fee
- Additional documents as noted above

Contact information

Property owner(s) of the petition site:

Name: Civil City of South Bend

Address: 227 W Jefferson Blvd South Bend IN 46601

Name: _____

Address: _____

Name: _____

Address: _____

Contact Person:

Name: Joseph Molnar

Address: 227 W Jefferson South Bend IN 46601

Phone Number: 574-245-6022

E-mail: jrmolnar@southbendin.gov

By signing this petition, the Petitioner/Property Owners of the above described Real Estate acknowledge they are responsible for understanding and complying with the South Bend Zoning Ordinance and any other ordinance governing the property. Failure of staff to notify the petitioner of a requirement does not imply approval or waiver from anything contained within the ordinance.

The undersigned authorizes the contact person listed above to represent this petition before the South Bend Plan Commission and Common Council and to answer any and all questions related to this petition.

Property Owner (s) Signatures:



Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number 018-1080-3350

Address: 737 CLEVELAND AVE

Owner: Civil City of South Bend

Legal Description:

Lot 95 A G CUSHINGS 4TH

Project Summary

Rezoning of multiple properties for infill development of duplexes on currently vacant lots.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: U1 Urban Neighborhood 1

Additional Districts, if applicable

Proposed District U2 Urban Neighborhood 2

Additional Districts, if applicable

The Plan Commission and Council will consider the following in the review of a rezoning petition:

- (1) The comprehensive Plan;*
- (2) Current conditions and the character of the current structures and uses in each district;*
- (3) The most desirable use for which the land in each district is adapted;*
- (4) The conservation of property values throughout the jurisdiction; and*
- (5) Responsible development and growth.*

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