



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, June 20, 2023 - 4:00 P.M.

County-City Building

Seventh-Floor, Commissioner's Conference Room

www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

A. REZONINGS

1. **Location:** 1301 & 1305 ELWOOD AVE PC#0145-23
Petitioner: PEAK INVESTMENT & ASSET MANAGEMENT LLC
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to NC Neighborhood Center
2. **Location:** 1333 LINCOLNWAY PC#0152-23
Petitioner: YAW AURORA
Requested Action:
Rezoning: From U3 Urban Neighborhood 3 to NC Neighborhood Center
Special Exception: Major Auto Repair
Variance(s):
1) to allow parking in the established front yard;
2) from the required 60% transparency to the existing transparency
3. **Location:** 735 and 737 CLEVELAND AVE PC#0153-23
Petitioner: CIVIL CITY OF SOUTH BEND
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
4. **Location:** 752 CLEVELAND AVE and 1216 and 1218 VAN BUREN ST PC#0154-23
Petitioner: CIVIL CITY OF SOUTH BEND
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
5. **Location:** 809 and 813 CLEVELAND AVE PC#0155-23
Petitioner: CIVIL CITY OF SOUTH BEND
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
6. **Location:** 1215 and 1217 VAN BUREN ST PC#0156-23
Petitioner: CIVIL CITY OF SOUTH BEND
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
7. **Location:** 901 and 905 BLAINE AVE PC#0157-23
Petitioner: CIVIL CITY OF SOUTH BEND
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2



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8. **Location:** 909 and 911 SHERMAN AVE PC#0158-23
Petitioner: CIVIL CITY OF SOUTH BEND
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
 9. **Location:** 906 and 910 LAWNSDALE AVE PC#0159-23
Petitioner: CIVIL CITY OF SOUTH BEND
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
 10. **Location:** 816 and 822 LAWNSDALE AVE PC#0160-23
Petitioner: CIVIL CITY OF SOUTH BEND
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
 11. **Location:** 744 and 746 CLEVELAND AVE PC#0161-23
Petitioner: CIVIL CITY OF SOUTH BEND
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
 12. **Location:** 1004 FRANKLIN ST PC#0162-23
Petitioner: DEPARTMENT OF REDEVELOPMENT, CITY OF SOUTH BEND
Requested Action:
Rezoning: From I Industrial to U3 Urban Neighborhood 3
 13. **Location:** 1202 LAFAYETTE BLVD PC#0163-23
Petitioner: DEPARTMENT OF REDEVELOPMENT, CITY OF SOUTH BEND
Requested Action:
Rezoning: From I Industrial to U3 Urban Neighborhood 3
- 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

1. **Name:** VISION REALTY'S TAYLOR STREET MINOR SUBDIVISION PC#0144-23
Location: West Side of S Taylor St. Approx. 55' North of W Wayne St.
2. **Name:** FIVE CORNERS II MINOR SUBDIVISION PC#0146-23
Location:
3. **Name:** H.G. BAUSE CENTRE - PHASE 4 PC#0149-23
Location:



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- B. FINDINGS OF FACT – None for consideration
- C. MINUTES – April 17, 2023
- D. UPDATES FROM STAFF
- E. ADJOURNMENT

NOTICE FOR HEARING AND SIGN IMPAIRED PERSONS

Auxiliary Aid or other services may be available upon request at no charge. Please give reasonable advance request when possible.

Property Information

Location: 1301 & 1305 ELWOOD AVE
Owner: PEAK INVESTMENT & ASSET MANAGEMENT LLC

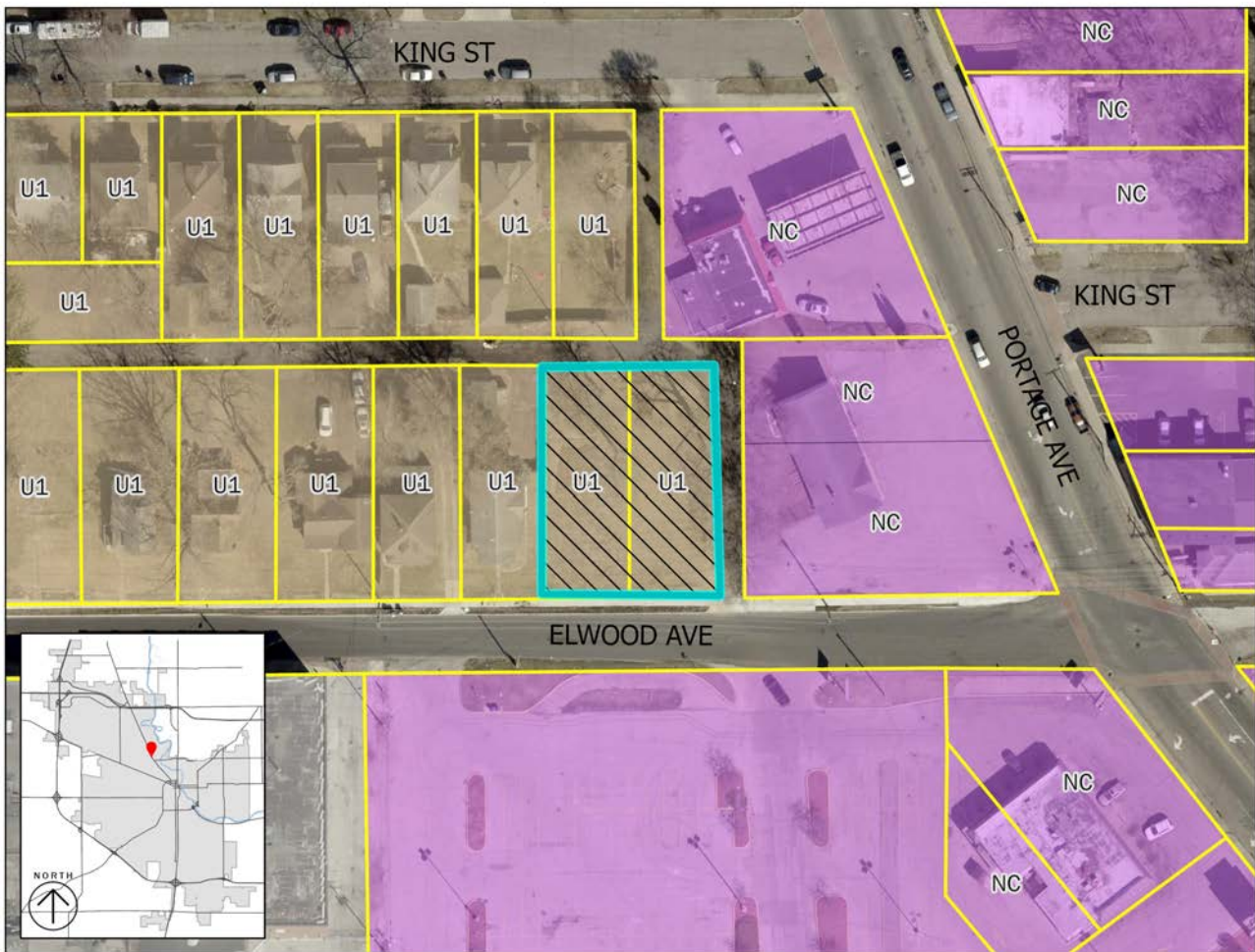
Requested Action

Rezone from U1 Urban Neighborhood 1 to NC Neighborhood Center

Project Summary

Rezone the property from U1 Urban Neighborhood 1 to NC Neighborhood Center to allow for a mixed use commercial development.

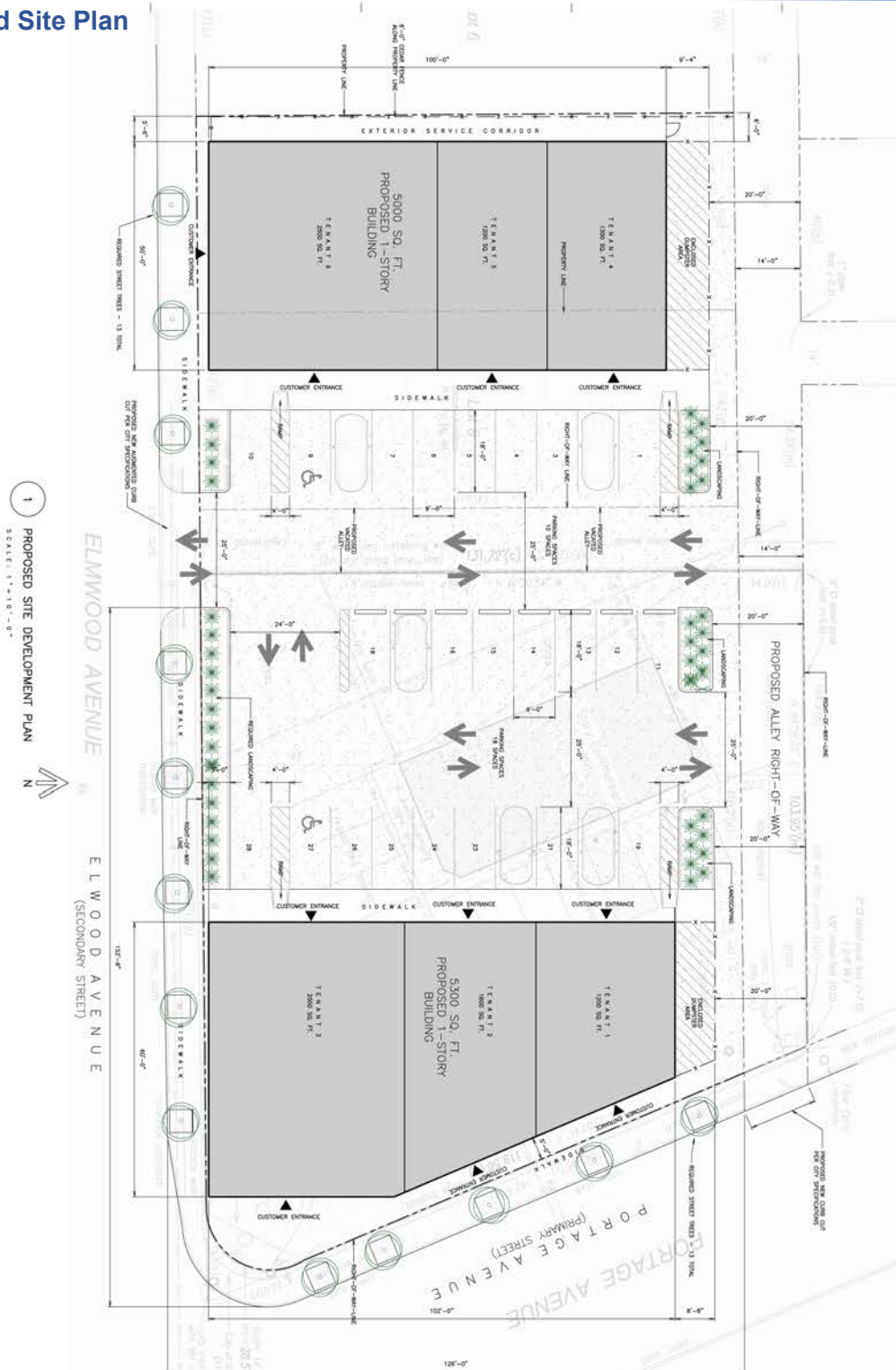
Location Map



Recommendation

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

Proposed Site Plan



1 PROPOSED SITE DEVELOPMENT PLAN
SCALE: 1"=10'-0"

S1	SHEET NAME	PROPOSED SITE DEVELOPMENT PLAN	NEIGHBORHOOD SHOPPING CENTER PEAK INVESTMENT AND ASSET MANAGEMENT, LLC PROJECT LOCATION: NW CORNER OF PORTAGE AND ELMWOOD AVENUE SOUTH BEND, INDIANA	PUZZELLO ARCHITECTURE PRACTICE <small>3601 S. WOODLAND STREET, SUITE 200, ROANOK, INDIANA 46788 731.724.7183 puze@puze.com puze.com</small>
	DRAWING ISSUE DATE	17 APRIL 2023		
PROJECT NUMBER: 2159 SHEET NO.: 9 DATE: 4/17/23 CHECKED BY: [Signature] DESIGNED BY: [Signature] REVISIONS:		CERTIFICATION:		

Site & Context

Land Uses and Zoning:

On site: On site are two (2) vacant residential lots under common ownership with petitioner's property to the east.

North: To the north, a vacant lot zoned U1 Urban Neighborhood 1, and a gas station/convenience store zoned NC Neighborhood Center.

East: To the east, a vacant commercial building zoned NC Neighborhood Center.

South: To the south, across Elwood Avenue, is the Elwood Shopping Center zoned NC Neighborhood Center.

West: To the west is a single family home zoned U1 Urban Neighborhood 1.

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 proposed site plan includes two (2) multi-tenant commercial buildings with the associated parking and drives. The site plan incorporates the site to the east into the development. The development will need to meet the development standards of the District.

Zoning and Land Use History and Trends:

Built in the late 1960's, Elwood Shopping Center was home to CVS/pharmacy and Martins Supermarket. Both have since closed these locations. In the past decade, the neighborhood area has seen a decline in available retail/food options. Recently there has been a reinvestment in the area with the clean up of the former Drewrys site, investment in a community center on King Street, and other improvements to nearby vacant or underutilized parcels.

Traffic and Transportation Considerations:

Elwood Avenue is a two lane street with no on-street parking. Portage Avenue is a two lane street with available on-street parking.

Agency Comments

Agency Comments: The site plan incorporates the appropriate modifications required for development.

If an alternate plan is submitted, it will need to meet all the development standards for the site.

Staff Comments:

Commercial activity along the lot may be beneficial to the surrounding neighborhood if developed in a manner compatible with the other small scale commercial properties nearby.

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 with City Plan, South Bend Comprehensive Plan (2006), Objective LU 2.2 Pursue a mix of land uses along major corridors and other locations identified on the Future Land Use Map.

Land Use Plan:

The future land use plan identifies this area as commercial and medium density residential.

Plan Implementation/Other Plans:

There are no other plans for the area.

2. Current Conditions and Character:

The current character of the area is a mix of small scale commercial and low density residential uses.

3. Most Desirable Use:

The most desirable use of the property is one that allows for a mix of commercial uses in a manner that is sympathetic to the residential uses nearby.

4. Conservation of Property Values:

With proper buffering and design, the proposed development should not have a significant impact on surrounding property values. Developing a new commercial project on currently vacant unproductive land will help continue the growth and value of the surrounding neighborhood.

5. Responsible Development and Growth:

With the close proximity to a large commercial node, it is reasonable development and growth to allow for the commercial development close to a major thoroughfare.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning these properties to NC Neighborhood Center and the subsequent development into a commercial center will bring much needed options for goods and services to local residents and could further encourage commercial development at this intersection.

Recommendation: Based on the 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

Location: 1333 LINCOLNWAY
Owner: YAW AURORA

Requested Action

Rezone from U3 Urban Neighborhood 3 to NC Neighborhood Center
Special Exception: Major Auto Repair
Variance(s): 1) to allow parking in the established front yard
2) from the required 60% transparency to the existing transparency

Project Summary

Vehicle repair shop on the northeast corner of Lawndale and LincolnWay West.

Location Map



Recommendation

Staff Recommendation: Based on the information available prior to the public hearing, the Staff recommends to Commission send the Rezoning and Special Exception to the Common Council with a favorable recommendation. The Staff recommends the Commission approve the variances as requested.

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: A former gas station
- North: Vacant lot zoned Urban Neighborhood 3
- East: Residential dwellings zoned U3 Urban Neighborhood 3
- South: Across Lincoln Way, are retail buildings zoned NC Neighborhood Center
- West: Across Lawndale is a residential dwelling zoned U3 Urban Neighborhood 3

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:

There are no changes planned for the site. With the landuse approval, the site will need to be brought up to current standards, including closing the southernmost access on Lawndale and installing the appropriate streetscape trees and parking area screening. The Vibrant Places grant is available to assist with the required improvements.

Zoning and Land Use History and Trends:

Lincoln Way West is a primary corridor through the north and western portions of the city, flanked by medium density residential development to the north and south. Properties fronting Lincoln Way West are primarily small to medium scale commercial activities with pockets of small scale commercial and mixed-use development.

Traffic and Transportation Considerations:

Lincoln Way West is a two lane road with a center turn lane for the majority of the corridor. At Lawndale, the center turn lane becomes a designated left turn lane. There is on-street parking on Lincoln Way and Lawndale. Lawndale is a two lane residential street.

Agency Comments

Agency Comments:

While the adopted Comprehensive Plan calls for concentrating development at certain nodes, properties that have been historically commercial have been slow to redevelop.

Staff Comments:

While the adopted Comprehensive Plan calls for concentrating development at certain nodes, properties that have been historically commercial have been slow to redevelop. Limiting the rezoning to the NC Neighborhood Center District will limit the intensity of use on the site. In the future, if the site were to be redeveloped, the building should be built along the street with parking in the rear.

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 not consistent with the Comprehensive Plan. The West Side Main Streets (2014) update to the Comprehensive Plan recommends commercial development be focused at specific nodes.

Land Use Plan:

The future landuse map identifies this area as low density residential.

Plan Implementation/Other Plans:

The petition is consistent with South Bend City Plan (2006) LU 2.2 Pursue a mix of land uses along major corridors and other locations identified on the Future Land Use Map.

2. Current Conditions and Character:

This portion of Lincoln Way is a mix of large residential structures and a wide variety of non-residential uses. Because this site was previously a gas station, redevelopment as residential may be challenging.

3. Most Desirable Use:

The most desirable use is one that will support the neighborhood and improve the appearance of the corridor.

4. Conservation of Property Values:

With the proper landscaping and required improvements to the site, the use and value of the adjacent properties should not be negatively impacted.

5. Responsible Development and Growth:

It is responsible development and growth to allow for the revitalization of a historically commercial site.

Special Exception

The petitioner is seeking a Special Exception to allow:

Major Auto Repair

A Special Exception may only be granted upon making a written determination, based upon the evidence presented at a public hearing, that:

(1) The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;

Provided the proper landscaping and screening are provided, the proposed use should not be injurious to the public health, safety, comfort, or general welfare of the community. The site development standards in the Ordinance are established to limit potentially negative impacts on the surrounding properties.

(2) The proposed use will not injure or adversely affect the use of the adjacent area or property values therein;

As the property was initially constructed for the proposed use, approval of the Special Exception should not injure or adversely affect the use of the adjacent area, provided the appropriate landscaping and buffering is installed.

(3) The proposed use will be consistent with the character of the district in which it is located and the land uses authorized therein;

The Neighborhood Center Zoning District encourages pedestrian orientated development. The use of Minor Vehicle Service is an Special Exception in the district for instances such as this where the original intent of the building was for an automotive repair shop. Activation of the building in a manner that is sympathetic to the surrounding neighborhood is consistent with the character of the district.

(4) The proposed use is compatible with the recommendations of the Comprehensive Plan.

The proposed use is consistent with City Plan (2006) Objective LU 2: Stimulate the rehabilitation and adaptive reuse of the property in the city

Variance(s)

The petitioner is seeking the following variance(s):

- 1) to allow parking in the established front yard
- 2) from the required 60% transparency to the existing transparency

State statutes and the Zoning Ordinance require that certain standards must be met before a variance can be approved. The standards and their justifications are as follows:

(1) The approval will not be injurious to the public health, safety, morals and general welfare of the community.

Approval of Variances should not be injurious to the public health, safety and general welfare of the community. These variances allow for the building to be used for its original intent. To help mitigate any potential impact on the general community, proper parking area screening and site landscaping should be upheld.

(2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The use and value of the area adjacent to the property included in the variance should not be affected in a substantially adverse manner. While parking in the established front/corner yard is not preferred, the proper parking area screening and site landscaping should reduce any negative impact on the surrounding properties use and value.

(3) The strict application of the terms of this Chapter would result in practical difficulties in the use of the property.

Strict application of the Zoning Ordinance would require the building to be demolished and relocated in order to allow access and parking in a different configuration. The addition of landscaping, however, could easily be accomplished.

(4) The variance granted is the minimum necessary.

The variance for parking location is the minimum necessary to operate the intended use in a reasonable manner. Though parking is not required, providing some off-street parking would be practical for the business. There is no practical difficulty for the requested landscaping variances, so it is not the minimum necessary.

(5) The variance granted does not correct a hardship caused by a former or current owner of the property.

This site has been in this configuration since the 1960s. The Zoning regulations at the time did not prohibit parking in the front yard. Variance #1 is not correcting a hardship caused by the current owner. There are remedies that would allow the petitioner to install the proper landscaping.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: While the Comprehensive Plan does not support the rezoning request, the redevelopment of the site for residential is hindered by the fact that it was formerly a gas station. Rezoning the site

to NC Neighborhood Center will allow for a variety of neighborhood oriented retail uses. The Special Exception will allow for the continued use of the property for vehicle repair or service. The variances are the minimum necessary to allow the building to be reused in its current location. The site will need to meet the current standards for access, landscaping, and building design.

Recommendation: Based on the information available prior to the public hearing, the Staff recommends to Commission send the Rezoning and Special Exception to the Common Council with a favorable recommendation. The Staff recommends the Commission approve the variances as requested.

Property Information

Location: 735 and 737 CLEVELAND AVE
Owner: CIVIL CITY OF SOUTH BEND

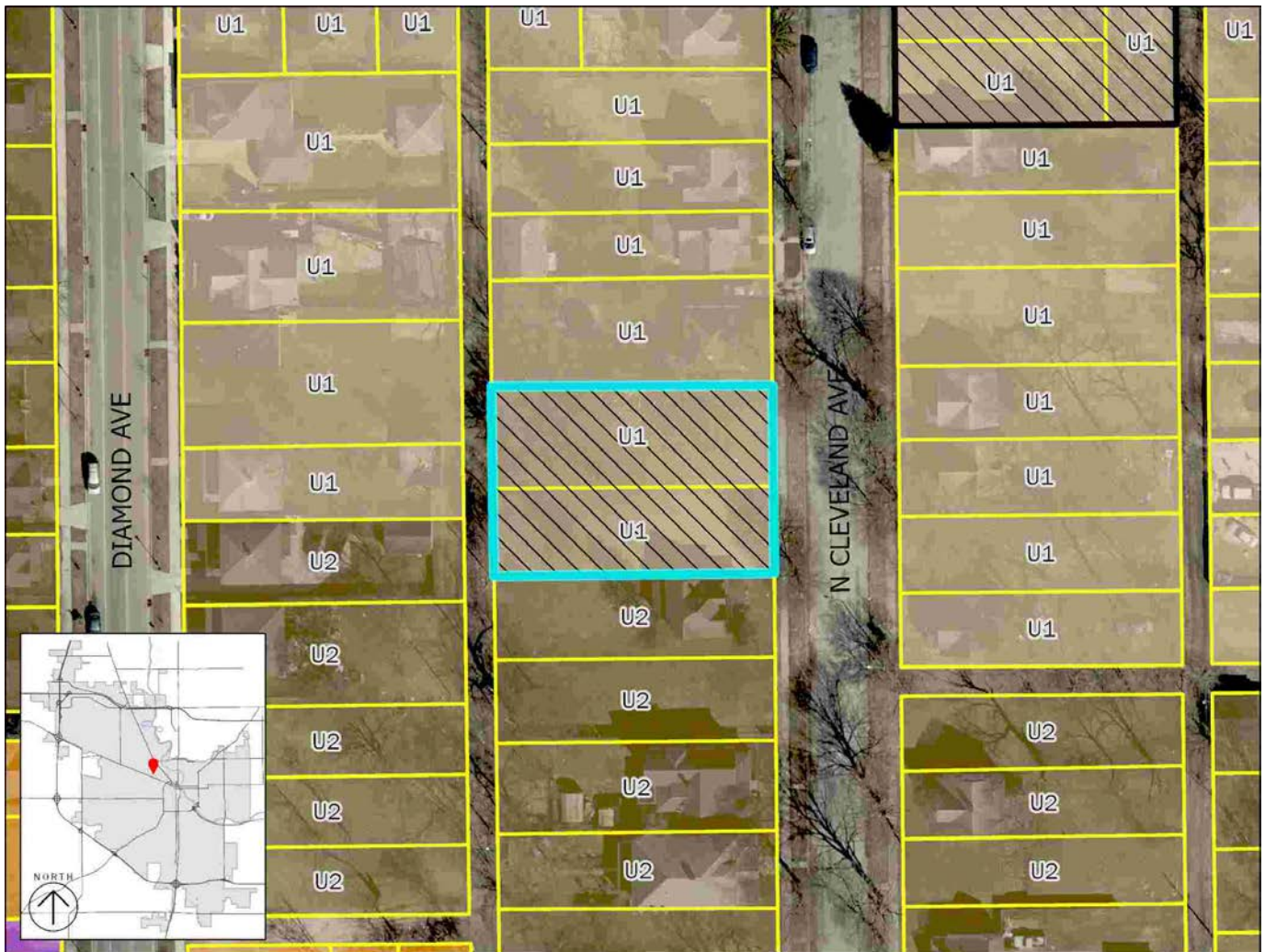
Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

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

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

Proposed Site Plan



Site & Context

Land Uses and Zoning:

On site: On site are two undeveloped parcels zoned U1.
 North: A one dwelling unit zoned U1.
 East: A one dwelling unit zoned U1.
 South: A one dwelling unit zoned U2.
 West: A one dwelling unit zoned U1, and a one dwelling unit zoned U2.

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1800s or very early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted. Over the past ten years, the neighborhood has seen the first new construction of housing for the first time since the early 20th Century.

Traffic and Transportation Considerations:

Cleveland Avenue is two lanes with on-street parking.

Agency Comments

Agency Comments:

There are no additional comments at this time.

Staff Comments:

These housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, and downtown, this property is well suited for U2 zoning.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019) promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1800s or very early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted. Over the past ten years, the neighborhood has seen the first new construction of housing for the first time since the early 20th Century.

3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit in the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Property Information

Location: 752 CLEVELAND AVE and 1216 and 1218 VAN BUREN ST
Owner: CIVIL CITY OF SOUTH BEND

Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

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

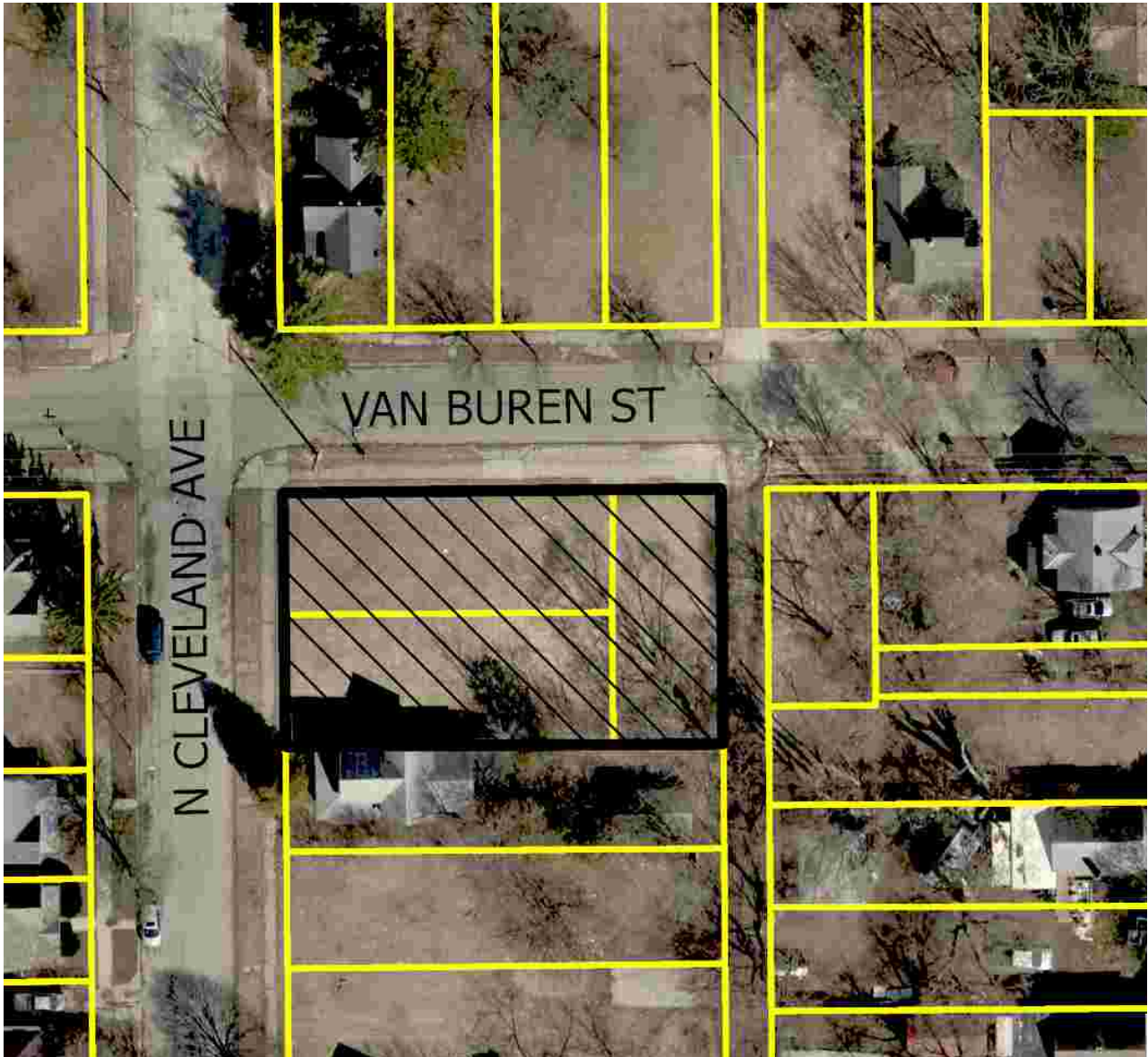
Location Map



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

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: On site are three undeveloped parcels zoned U1.
- North: Three vacant parcels zoned U1.
- East: An undeveloped parcel zoned U1.
- South: A one unit dwelling zoned U1.
- West: A one unit dwelling zoned U1 and an undeveloped parcel zoned U1.

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the late 1800s and early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional small scale multi-family building. However, like many of the South Bend neighborhoods which were well established by the 1950's, the Near Northwest Neighborhood was impacted by the economic, social, and cultural decline that took place following the closing of Studebaker and other industrial employers.

The neighborhood saw a steady and severe decline in population starting in the 1960s which led to a large number of vacant lots, specifically south of Portage Ave. The City acquired a large number of the vacant lots in the previous decade to help spur redevelopment of housing. Over the past 10-20 years, the City and community partners including NNN Inc. have worked to provide new housing options for the neighborhood. Recent public-private partnerships with neighborhood groups have resulted in the construction of new residential units in the area in the form of single family houses and small scale multifamily.

Traffic and Transportation Considerations:

Cleveland Avenue and Van Buren Streets are both two lanes with one-street parking.

Agency Comments

Agency Comments:

There are no additional comments at this time.

Staff Comments:

These housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, and downtown, this property is well suited for U2 Urban Neighborhood 2 District.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019) promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1800s or very early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted. Over the past ten years, the neighborhood has seen the first new construction of housing for the first time since the early 20th Century.

3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit in the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Property Information

Location: 809 and 813 CLEVELAND AVE
Owner: CIVIL CITY OF SOUTH BEND

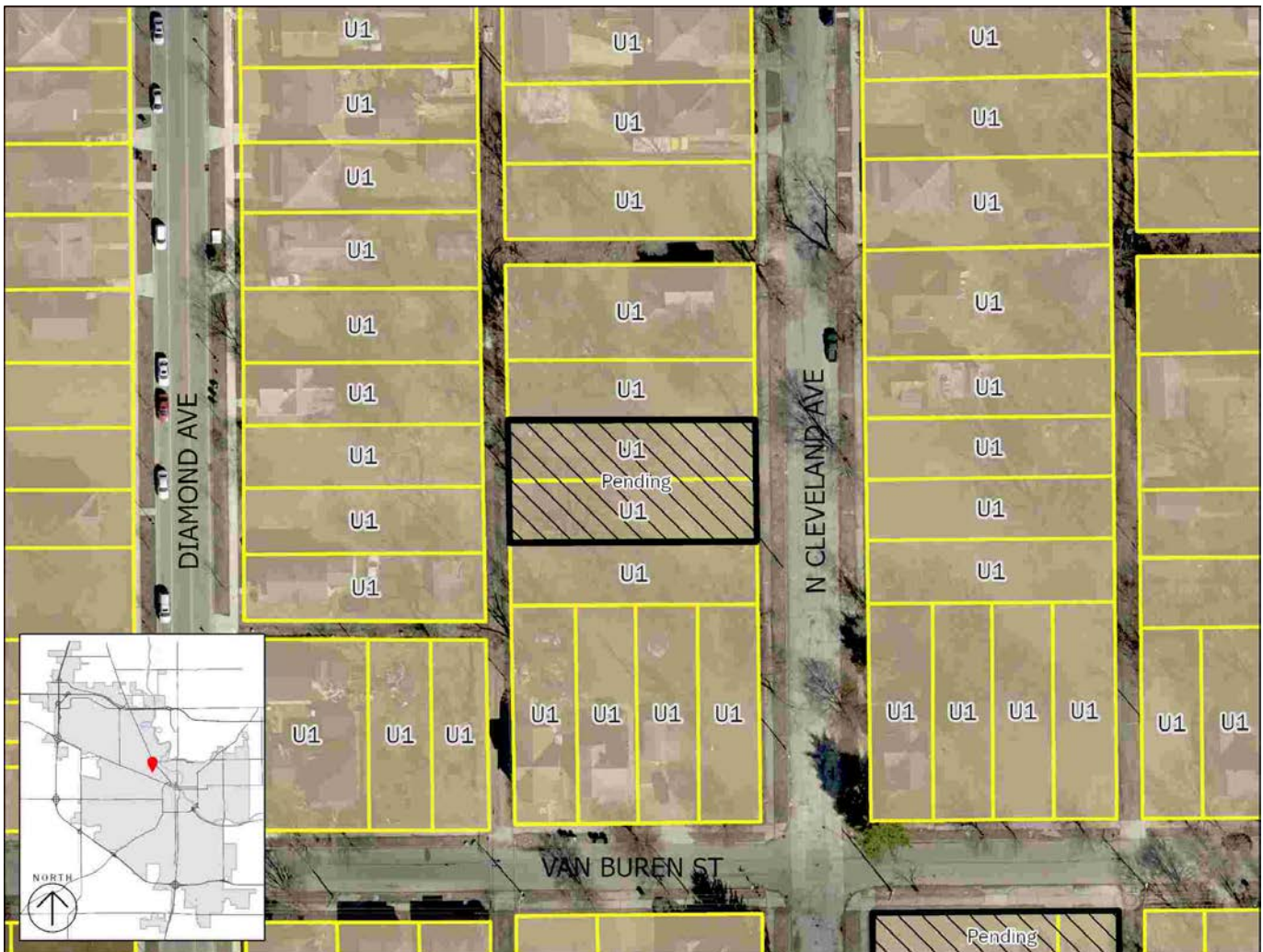
Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

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

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

Proposed Site Plan



Site & Context

Land Uses and Zoning:

On site: On site are two undeveloped parcels zoned U1.
 North: A vacant parcel zoned U1.
 East: A vacant parcel zoned U1.
 South: A vacant parcel zoned U1.
 West: A vacant parcel zoned U1.

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the late 1800s and early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional small scale multi-family building. However, like many of the South Bend neighborhoods which were well established by the 1950's, the Near Northwest Neighborhood was impacted by the economic, social, and cultural decline that took place following the closing of Studebaker and other industrial employers.

The neighborhood saw a steady and severe decline in population starting in the 1960s which led to a large number of vacant lots, specifically south of Portage Ave. The City acquired a large number of the vacant lots in the previous decade to help spur redevelopment of housing. Over the past 10-20 years, the City and community partners including NNN Inc. have worked to provide new housing options for the neighborhood. Recent public-private partnerships with neighborhood groups have resulted in the construction of new residential units in the area in the form of single family houses and small scale multifamily.

Traffic and Transportation Considerations:

Cleveland Avenue is two lanes with on-street parking.

Agency Comments

Agency Comments:

There are no additional comments at this time.
 There are no Engineering comments at this time.

Staff Comments:

These housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, and downtown, this property is well suited for U2 Urban Neighborhood 2 DistrictS.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019) promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1800s or very early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted. Over the past ten years, the neighborhood has seen the first new construction of housing for the first time since the early 20th Century.

3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit in the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Property Information

Location: 1215 and 1217 VAN BUREN ST
Owner: CIVIL CITY OF SOUTH BEND

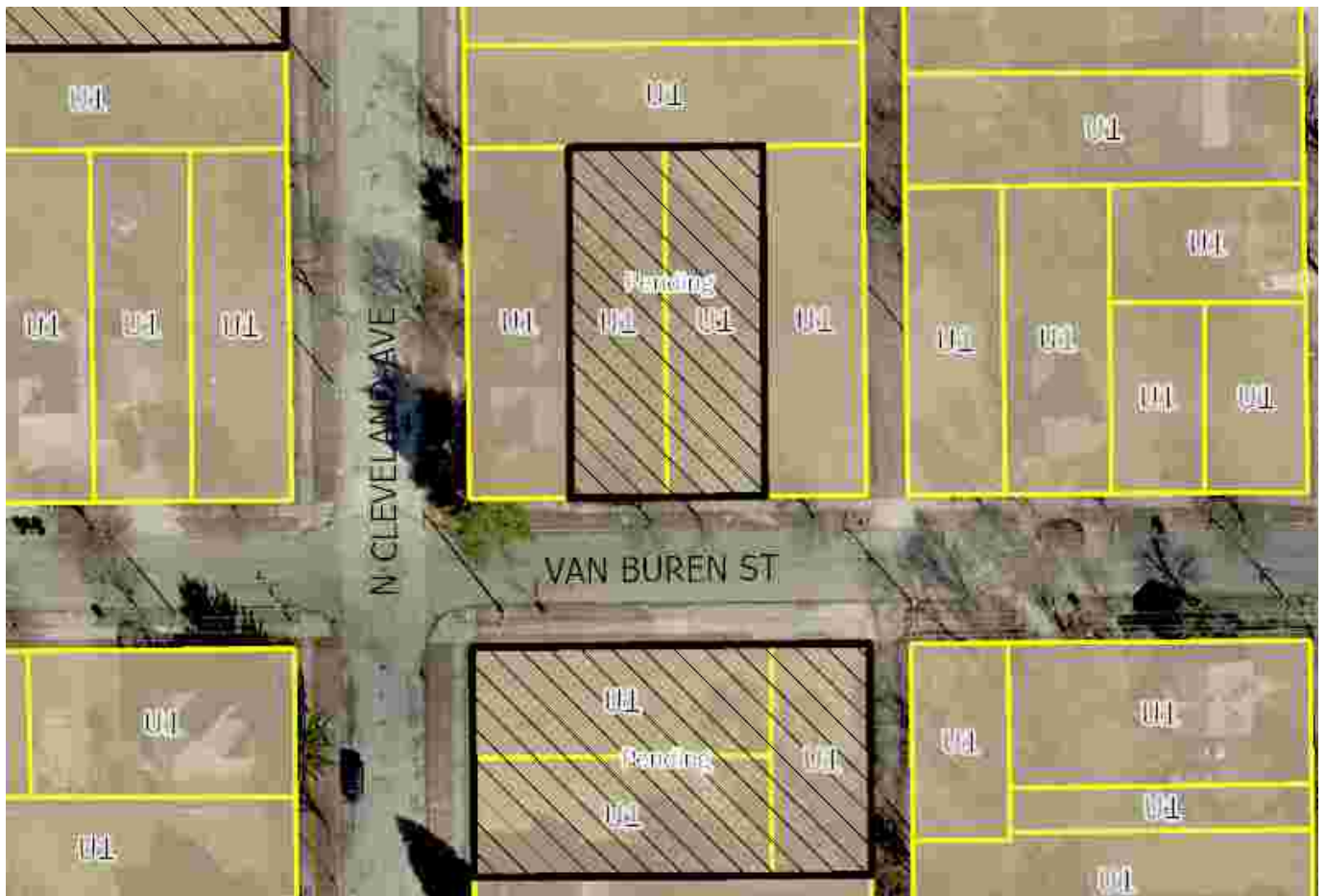
Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

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

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

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: One site are two undeveloped parcels zoned U1.
- North: A vacant parcel zoned U1.
- East: A vacant parcel zoned U1.
- South: A vacant parcel zoned U1.
- West: A one unit dwelling zoned U1.

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the late 1800s and early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional small scale multi-family building. However, like many of the South Bend neighborhoods which were well established by the 1950's, the Near Northwest Neighborhood was impacted by the economic, social, and cultural decline that took place following the closing of Studebaker and other industrial employers.

The neighborhood saw a steady and severe decline in population starting in the 1960s which led to a large number of vacant lots, specifically south of Portage Ave. The City acquired a large number of the vacant lots in the previous decade to help spur redevelopment of housing. Over the past 10-20 years, the City and community partners including NNN Inc. have worked to provide new housing options for the neighborhood. Recent public-private partnerships with neighborhood groups have resulted in the construction of new residential units in the area in the form of single family houses and small scale multifamily.

Traffic and Transportation Considerations:

Van Buren is two lanes with on-street parking.

Agency Comments

Agency Comments:

- There are no additional comments at this time.
- There are no Engineering comments at this time.

Staff Comments:

These housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, and downtown, this property is well suited for U2 Urban Neighborhood 2 District.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019) promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1800s or very early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted. Over the past ten years, the neighborhood has seen the first new construction of housing for the first time since the early 20th Century.

3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit in the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Property Information

Location: 901 and 905 BLAINE AVE
Owner: CIVIL CITY OF SOUTH BEND

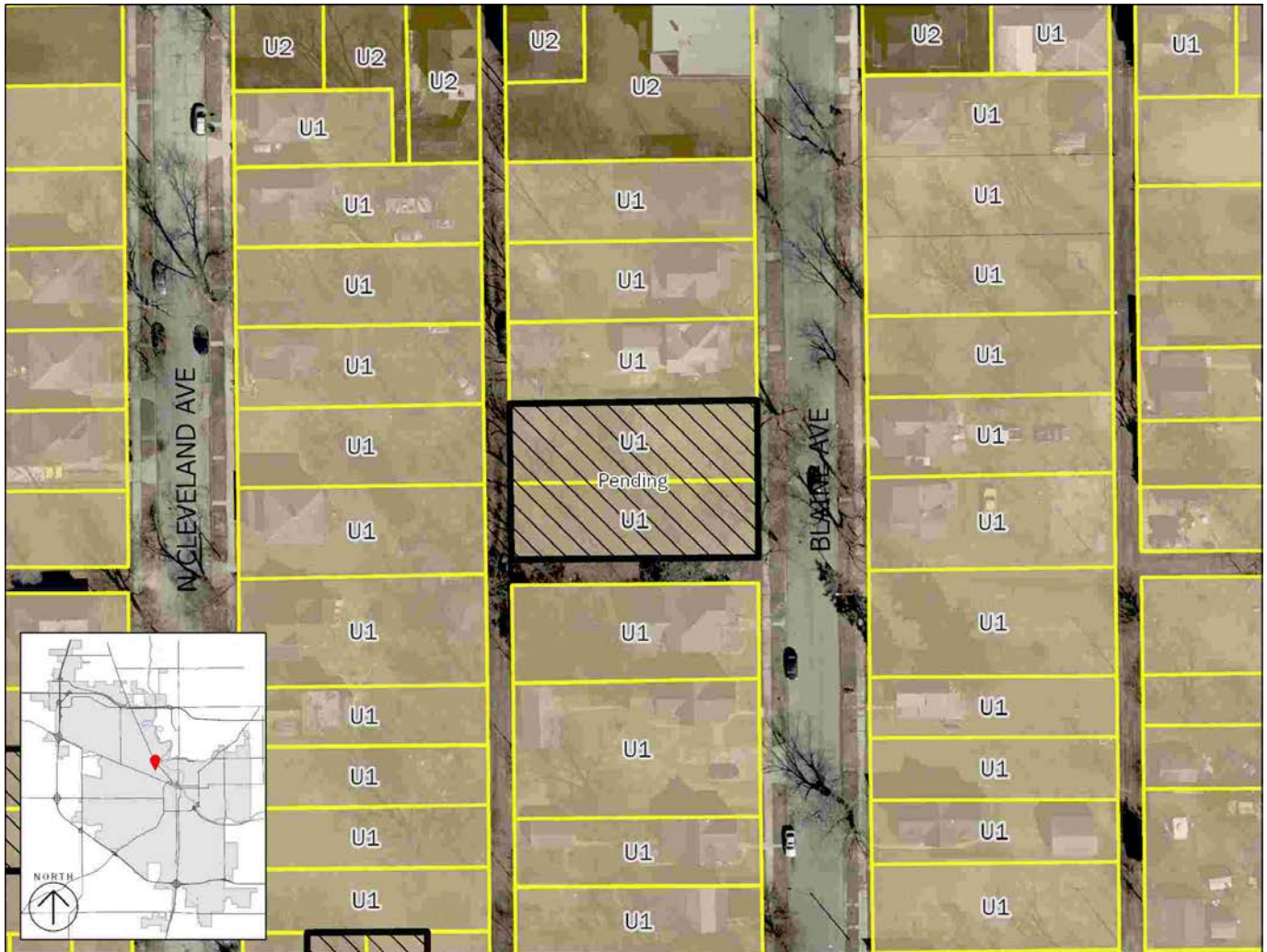
Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

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

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

Proposed Site Plan



Site & Context

Land Uses and Zoning:

On site: On site are two undeveloped parcels zoned U1.

North: A one unit dwelling zoned U1.

East: A one unit dwelling zoned U1.

South: A one unit dwelling zoned U1.

West: A one unit dwelling zoned U1, and an undeveloped parcel zoned U1.

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the late 1800s and early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional small scale multi-family building. However, like many of the South Bend neighborhoods which were well established by the 1950's, the Near Northwest Neighborhood was impacted by the economic, social, and cultural decline that took place following the closing of Studebaker and other industrial employers.

The neighborhood saw a steady and severe decline in population starting in the 1960s which led to a large number of vacant lots, specifically south of Portage Ave. The City acquired a large number of the vacant lots in the previous decade to help spur redevelopment of housing. Over the past 10-20 years, the City and community partners including NNN Inc. have worked to provide new housing options for the neighborhood. Recent public-private partnerships with neighborhood groups have resulted in the construction of new residential units in the area in the form of single family houses and small scale multifamily.

Traffic and Transportation Considerations:

Blaine Avenue is two lanes with on-street parking.

Agency Comments

Agency Comments:

There are no additional comments at this time.

There are no Engineering comments at this time.

Staff Comments:

These housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, and downtown, this property is well suited for U2 Urban Neighborhood 2 District.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019) promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1800s or very early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted. Over the past ten years, the neighborhood has seen the first new construction of housing for the first time since the early 20th Century.

3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit in the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Property Information

Location: 909 and 911 SHERMAN AVE
Owner: CIVIL CITY OF SOUTH BEND

Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

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

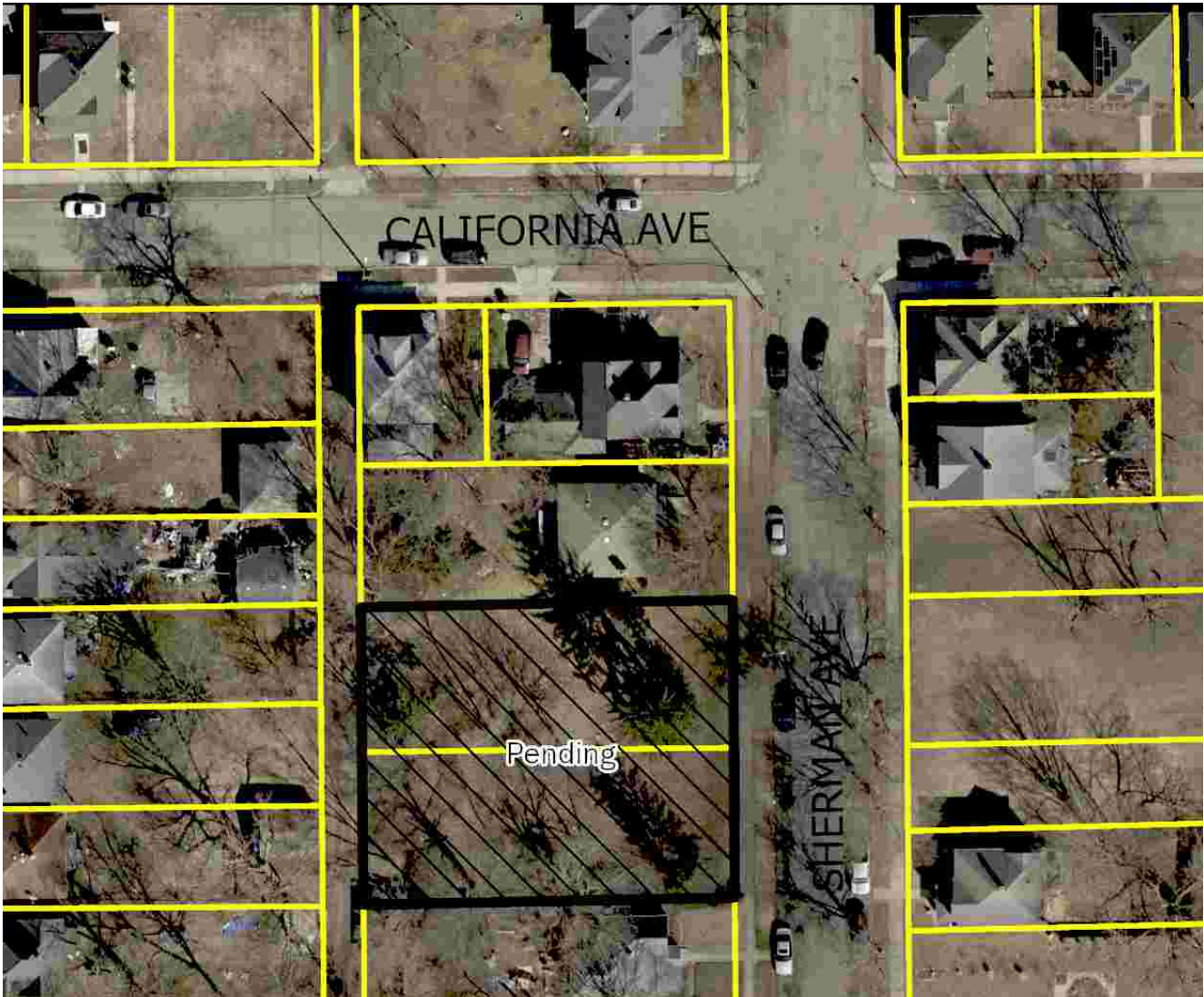
Location Map



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

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: On site are two undeveloped parcels zoned U1.
- North: A one unit dwelling zoned U1.
- East: An undeveloped parcel zoned U1.
- South: A one unit dwelling zoned U1.
- West: One unit dwellings zoned U1.

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the late 1800s and early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional small scale multi-family building. However, like many of the South Bend neighborhoods which were well established by the 1950's, the Near Northwest Neighborhood was impacted by the economic, social, and cultural decline that took place following the closing of Studebaker and other industrial employers.

The neighborhood saw a steady and severe decline in population starting in the 1960s which led to a large number of vacant lots, specifically south of Portage Ave. The City acquired a large number of the vacant lots in the previous decade to help spur redevelopment of housing. Over the past 10-20 years, the City and community partners including NNN Inc. have worked to provide new housing options for the neighborhood. Recent public-private partnerships with neighborhood groups have resulted in the construction of new residential units in the area in the form of single family houses and small scale multifamily.

Traffic and Transportation Considerations:

Sherman Avenue is two lanes with on-street parking

Agency Comments

Agency Comments:

There are no additional comments at this time.

Staff Comments:

These housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, and downtown, this property is well suited for U2 Urban Neighborhood 2 District.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019) promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1800s or very early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted. Over the past ten years, the neighborhood has seen the first new construction of housing for the first time since the early 20th Century.

3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit in the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Property Information

Location: 906 and 910 LAWNDALE AVE
Owner: CIVIL CITY OF SOUTH BEND

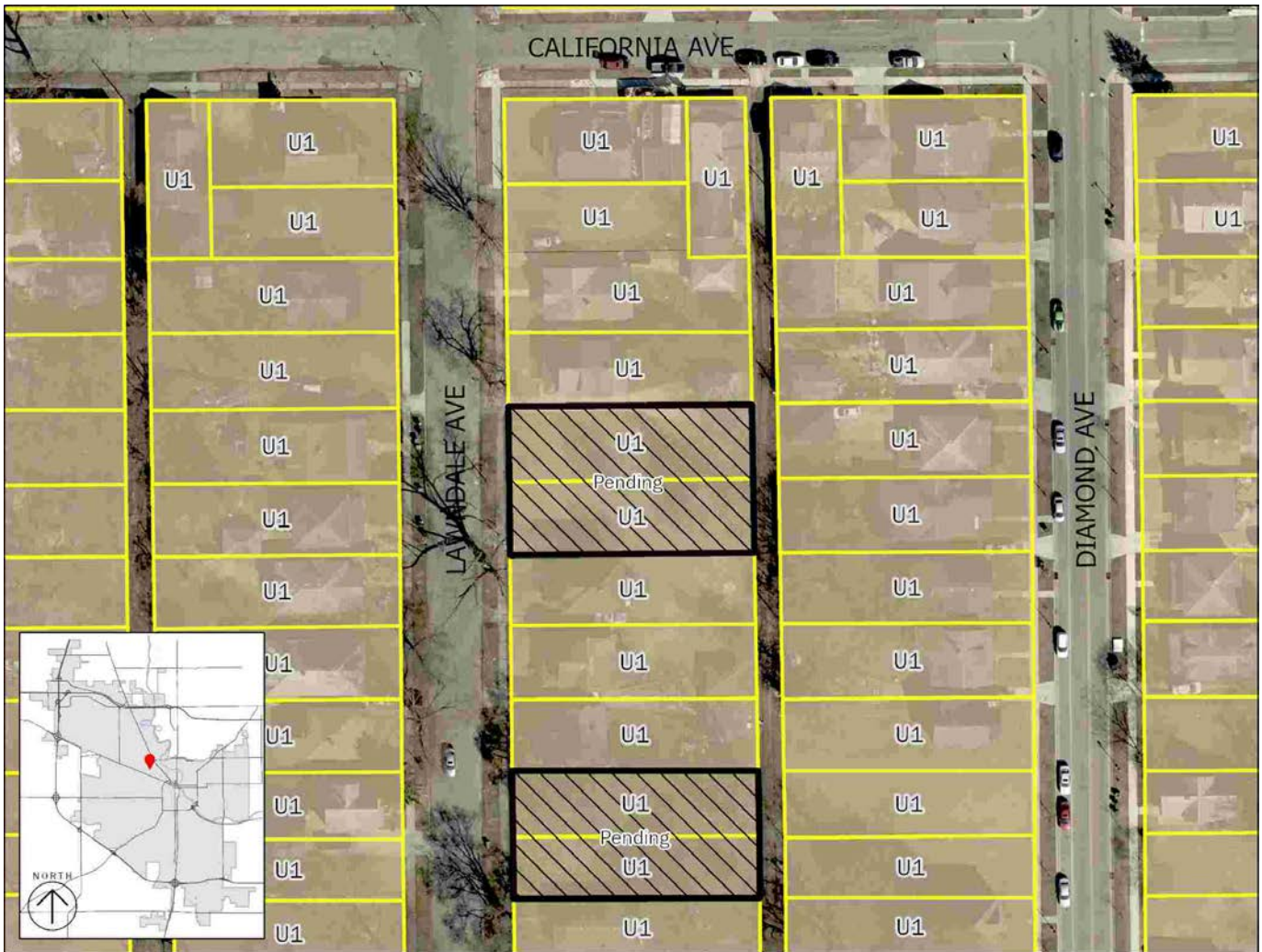
Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

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

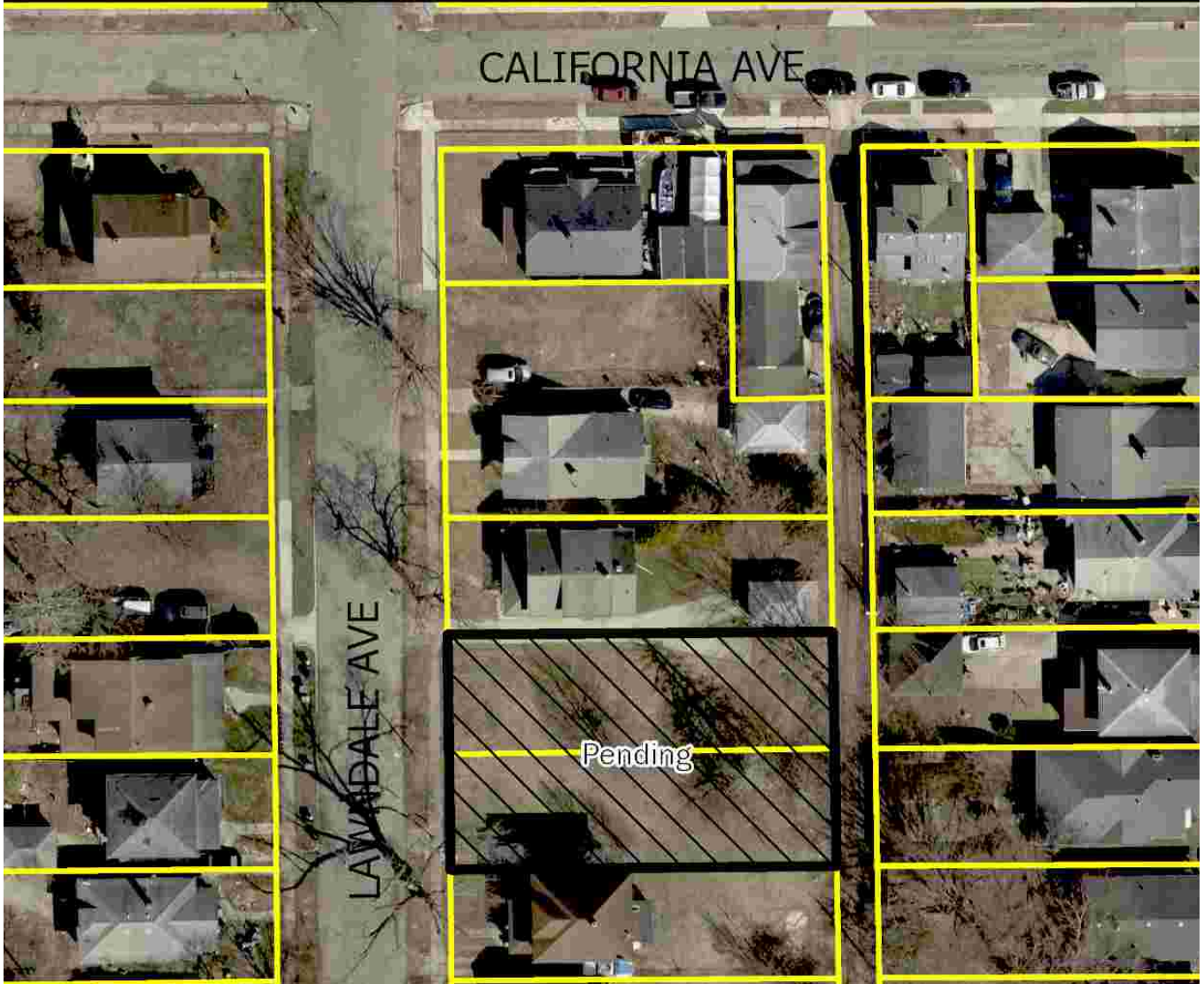
Location Map



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

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: On site are two undeveloped parcels zoned U1.
- North: A one unit dwelling zoned U1.
- East: Two one unit dwellings zoned U1 (two separate parcels).
- South: A one unit dwelling zoned U1.
- West: Two one unit dwellings zoned U1 (two separate parcels).

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the late 1800s and early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional small scale multi-family building. However, like many of the South Bend neighborhoods which were well established by the 1950's, the Near Northwest Neighborhood was impacted by the economic, social, and cultural decline that took place following the closing of Studebaker and other industrial employers.

The neighborhood saw a steady and severe decline in population starting in the 1960s which led to a large number of vacant lots, specifically south of Portage Ave. The City acquired a large number of the vacant lots in the previous decade to help spur redevelopment of housing. Over the past 10-20 years, the City and community partners including NNN Inc. have worked to provide new housing options for the neighborhood. Recent public-private partnerships with neighborhood groups have resulted in the construction of new residential units in the area in the form of single family houses and small scale multifamily.

Traffic and Transportation Considerations:

Lawndale Avenue is two lanes with on-street parking.

Agency Comments

Agency Comments:

There are no additional comments at this time.

Staff Comments:

These housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, and downtown, this property is well suited for U2 Urban Neighborhood 2 District.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019) promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1800s or very early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted. Over the past ten years, the neighborhood has seen the first new construction of housing for the first time since the early 20th Century.

3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit in the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Property Information

Location: 816 and 822 LAWNDALE AVE
Owner: CIVIL CITY OF SOUTH BEND

Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

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

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

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: On site are two undeveloped parcels zoned U1.
- North: A one unit dwelling zoned U1.
- East: Two undeveloped parcels zoned U1.
- South: A one unit dwelling zoned U1.
- West: A one unit dwelling zoned U1 and an undeveloped parcel zoned U1.

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the late 1800s and early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional small scale multi-family building. However, like many of the South Bend neighborhoods which were well established by the 1950's, the Near Northwest Neighborhood was impacted by the economic, social, and cultural decline that took place following the closing of Studebaker and other industrial employers.

The neighborhood saw a steady and severe decline in population starting in the 1960s which led to a large number of vacant lots, specifically south of Portage Ave. The City acquired a large number of the vacant lots in the previous decade to help spur redevelopment of housing. Over the past 10-20 years, the City and community partners including NNN Inc. have worked to provide new housing options for the neighborhood. Recent public-private partnerships with neighborhood groups have resulted in the construction of new residential units in the area in the form of single family houses and small scale multifamily.

Traffic and Transportation Considerations:

Lawndale Avenue is two lanes with on-street parking.

Agency Comments

Agency Comments:

There are no additional comments at this time.

Staff Comments:

These housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, and downtown, this property is well suited for U2 Urban Neighborhood 2 District.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019) promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1800s or very early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted. Over the past ten years, the neighborhood has seen the first new construction of housing for the first time since the early 20th Century.

3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit in the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Property Information

Location: 744 and 746 CLEVELAND AVE
Owner: CIVIL CITY OF SOUTH BEND

Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

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

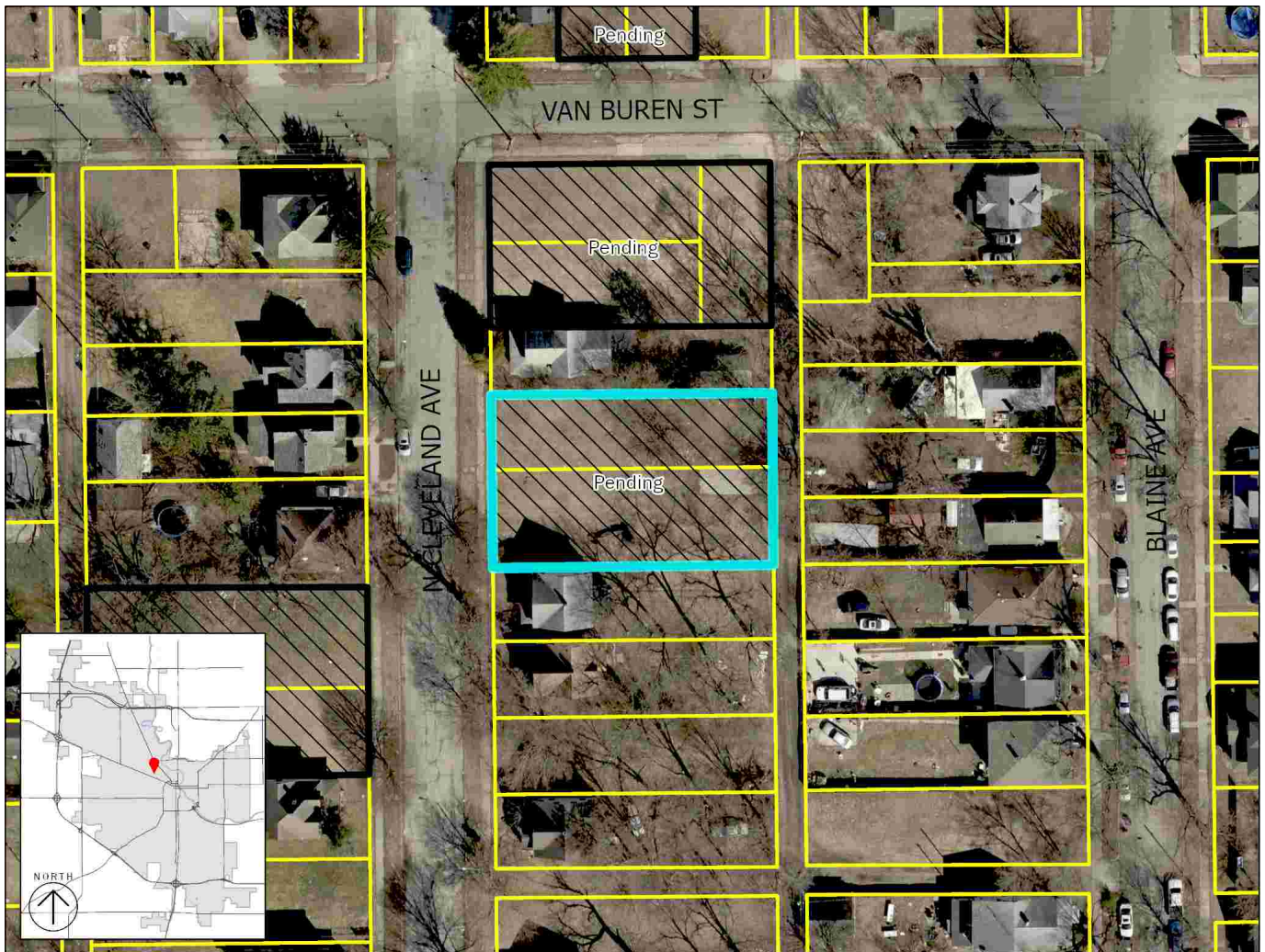
Location Map



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

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: On site are two undeveloped parcels zoned U1.
- North: A one unit dwelling zoned U1.
- East: Two one unit dwellings zoned U1 (two separate parcels).
- South: A one unit dwelling zoned U1.
- West: Two one unit dwellings zoned U1 (two separate parcels).

District Intent:

The U2 District is established to provide for, promote, and maintain the development of diverse housing types in urban neighborhoods located near neighborhood centers in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The neighborhood was largely established in the late 1800s and early 1900s as a walkable urban single family neighborhood consisting of single family homes with the occasional small scale multi-family building. However, like many of the South Bend neighborhoods which were well established by the 1950's, the Near Northwest Neighborhood was impacted by the economic, social, and cultural decline that took place following the closing of Studebaker and other industrial employers.

The neighborhood saw a steady and severe decline in population starting in the 1960s which led to a large number of vacant lots, specifically south of Portage Ave. The City acquired a large number of the vacant lots in the previous decade to help spur redevelopment of housing. Over the past 10-20 years, the City and community partners including NNN Inc. have worked to provide new housing options for the neighborhood. Recent public-private partnerships with neighborhood groups have resulted in the construction of new residential units in the area in the form of single family houses and small scale multifamily.

Traffic and Transportation Considerations:

Cleveland Avenue is two lanes with on-street parking.

Agency Comments

Agency Comments:

There are no additional comments at this time.

Staff Comments:

These housing types blend well with the character and scale of existing urban neighborhoods. With its location in a fairly walkable urban neighborhood that is close to a major corridor and its businesses, transit, and downtown, this property is well suited for U2 Urban Neighborhood 2 District.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area for Medium Density Residential, which would allow for a range of neighborhood-scaled residential housing types.

Plan Implementation/Other Plans:

The Near Northwest Neighborhood Plan (2019) promotes a mix of housing styles to address missing middle housing needs in the area.

2. Current Conditions and Character:

The existing neighborhood was a dense urban single-family neighborhood. Over time, the demolition of homes has resulted in an increased number of vacant lots and population decline. Most of the homes in the neighborhood date from the late 1800s or very early 1900s. A mix of multi-unit residential has developed on various sites throughout the neighborhood, most of which were single unit structures than have been converted. Over the past ten years, the neighborhood has seen the first new construction of housing for the first time since the early 20th Century.

3. Most Desirable Use:

The most desirable use, at this time, is a range of low to medium density residential housing types that will seamlessly fit in the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options within this urban neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Property Information

Location: 1004 FRANKLIN ST
Owner: DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND

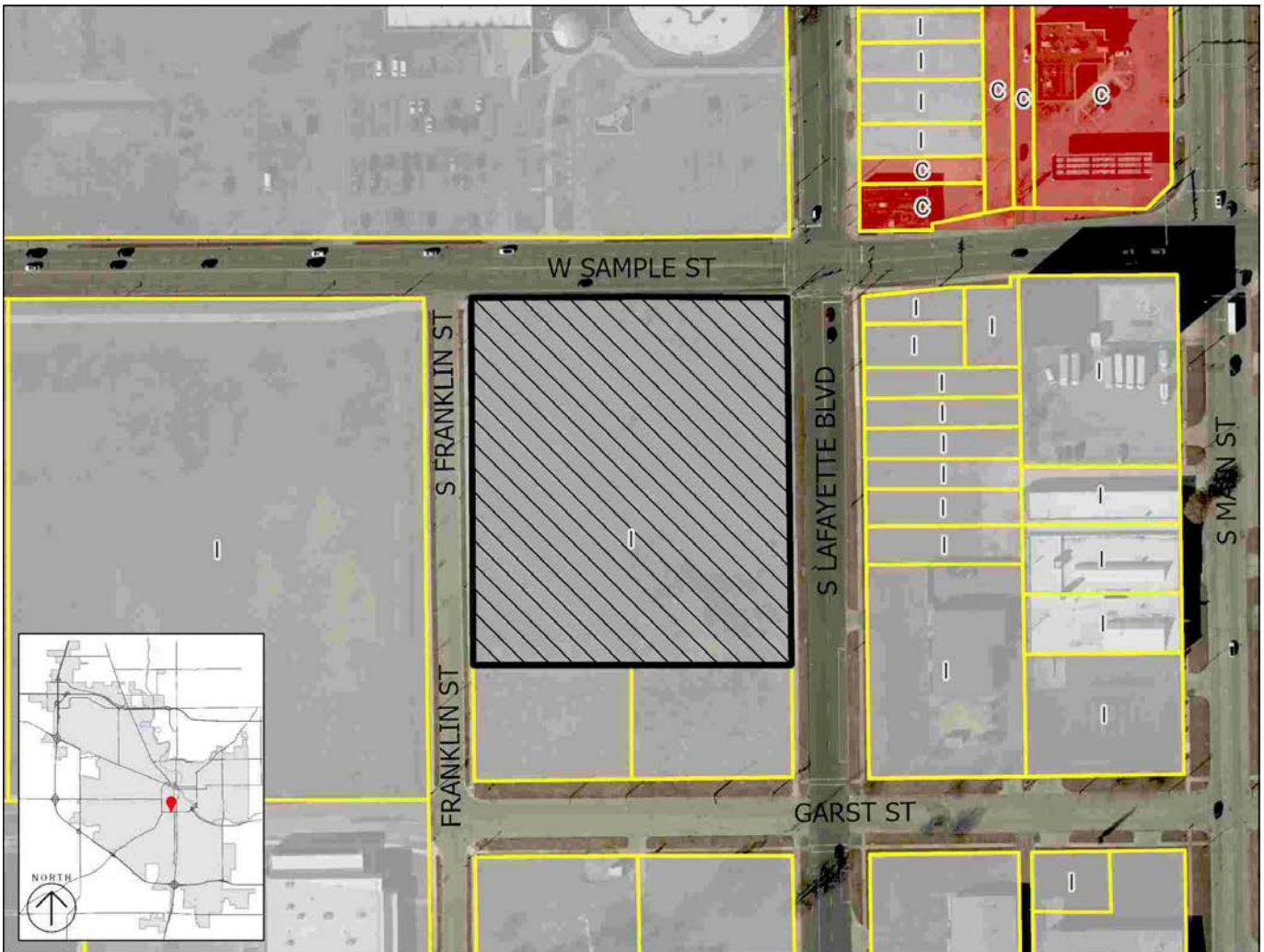
Requested Action

Rezone from I Industrial to U3 Urban Neighborhood 3

Project Summary

Rezoning of multiple properties for infill development.

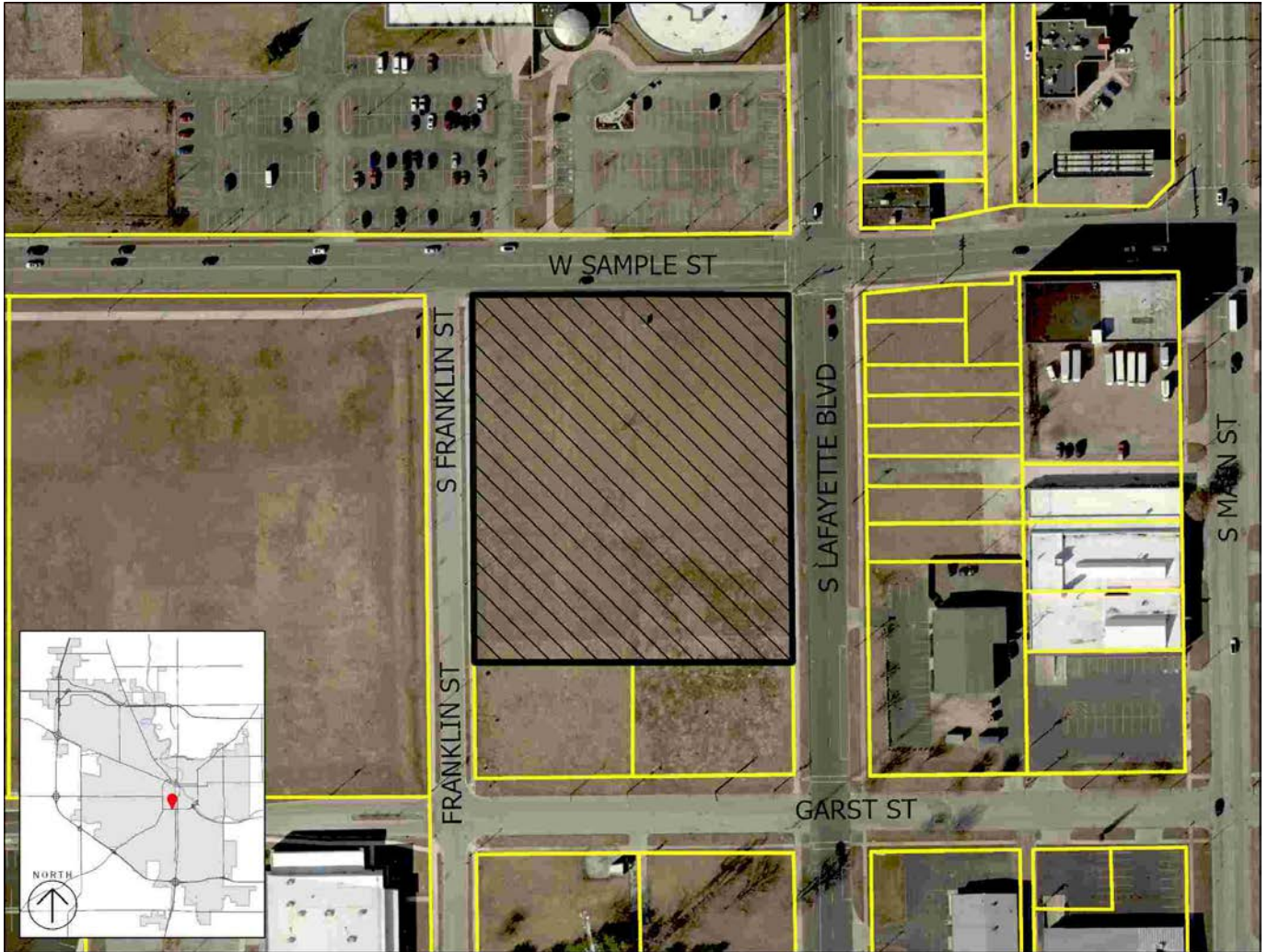
Location Map



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.

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: On site is a large undeveloped lot zoned I Industrial.
- North: Across Sample Street is the St. Joseph County Jail zoned I Industrial.
- East: Undeveloped lots zoned I Industrial.
- South: Two undeveloped lots zoned I Industrial.
- West: Across Franklin Street is a large undeveloped lot zoned I Industrial.

District Intent:

The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The surrounding area for the majority of its history was a mix of large-scale industrial uses - including the former Studebaker Factory Complex - as well as worker housing. Dense single family lined Lafayette Street south of Sample, typically occupied by workers of the Studebaker Corporation. After Studebaker's closure, the area began a slow decline as a large majority of the industrial buildings became vacant. At the same time, the intermixed residential properties were also abandoned and disinvested.

Starting in the 1990's the City began to acquire and demolish many of the large former factories as well. Nearly all of the former residential properties along Lafayette and further south were demolished as well over time. Since the early 2000's, the area has seen slow redevelopment of properties for industrial and office uses.

Traffic and Transportation Considerations:

Franklin Street is a two lane street with on-street parking.

Agency Comments

Agency Comments:

There are no additional comments at this time.

Staff Comments:

The rezoning of this property to U3 Urban Neighborhood 3 will revitalize a vacant industrial property and provide much needed housing on the south side of the downtown area.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area as Light Industrial, however, the size of the lot would be challenging to develop as industrial uses.

Plan Implementation/Other Plans:

While located just west of the South Side Development Plan, the site shares the goals and objectives of sustainable growth by supporting the use and redevelopment of land and achieve a thriving housing market within the City that offers appealing neighborhoods with diverse housing choices.

2. Current Conditions and Character:

The existing area has a large amount of vacant lots and industrial uses with small scale commercial buildings as well. The surrounding area is largely influenced by Ignition Park which has slowly seen the construction of new industrial and office buildings over the past ten years. East of Franklin Street is a number of vacant lots and small scale industrial and commercial uses.

3. Most Desirable Use:

The most desirable use, at this time, is a range of high density residential housing types that will seamlessly fit the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U3 Urban Neighborhood 3 will allow for residential growth and increased housing options on the south side of downtown and allow for the adaptive reuse of a large vacant industrial parcel. Approving the Rezoning will allow for a greater possibility of development that best fits the character of this neighborhood.

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.

Property Information

Location: 1202 LAFAYETTE BLVD
Owner: DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND

Requested Action

Rezone from I Industrial to U3 Urban Neighborhood 3

Project Summary

Rezoning of former industrial property for the possible construction of a multi-family building.

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.

Proposed Site Plan



Site & Context

Land Uses and Zoning:

- On site: On site are two large undeveloped lots zoned I Industrial.
- North: Across Stull Street is a developed lot zoned I Industrial.
- East: Two developed lots zoned I Industrial.
- South: A building supply yard zoned I Industrial.
- West: Across Lafayette is the South Bend Public Transportation (Transpo) property zoned I Industrial.

District Intent:

The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.

Site Plan Description: The site will be developed based on the development standards of the district.

Zoning and Land Use History and Trends:

The surrounding area for the majority of its history was a mix of large-scale industrial uses – including the former Studebaker Factory Complex – as well as worker housing. Dense single family lined Lafayette Street south of Sample, typically occupied by workers of the Studebaker Corporation. There was also a number of small-scale industrial users further south on Lafayette Blvd in addition to pockets of dense residential units. The commercial corridor running north/south from Michigan Street to Lafayette contained a variety of uses including multifamily, single family, as well as commercial and industrial uses. After Studebaker's closure, the area began a slow decline as a large majority of the industrial buildings became vacant. At the same time, the intermixed residential properties were also abandoned and disinvested. Starting in the 1990s, the City began to acquire and demolish many of the large former factories as well. Nearly all of the former residential properties along Lafayette and further south were demolished as well over time. Since the early 2000s, the area has seen slow redevelopment of properties for industrial and office uses.

Traffic and Transportation Considerations:

Lafayette Blvd is a two lane thoroughfare with on-street parking.

Agency Comments

Agency Comments:

There are no additional comments at this time.

Staff Comments:

The rezoning of this property to U3 Urban Neighborhood 3 will revitalize a vacant industrial property and provide much needed housing on the south side of the downtown area.

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 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.

Land Use Plan:

The Future Land Use Plan identifies this area as Light Industrial, however, the size of the lot would be challenging to develop as industrial uses.

Plan Implementation/Other Plans:

While located just west of the South Side Development Plan, the site shares the goals and objectives of sustainable growth by supporting the use and redevelopment of land and achieve a thriving housing market within the City that offers appealing neighborhoods with diverse housing choices.

2. Current Conditions and Character:

The existing area has a large amount of vacant lots and industrial uses with small scale commercial buildings as well. The surrounding area is largely influenced by Ignition Park which has slowly seen the construction of new industrial and office buildings over the past ten years. East of Franklin Street is a number of vacant lots and small scale industrial and commercial uses. It was City policy for the past twenty years to slowly acquire distressed property to clear the sites and prepare them for redevelopment.

3. Most Desirable Use:

The most desirable use, at this time, is a range of high density residential housing types that will seamlessly fit the established character of the neighborhood.

4. Conservation of Property Values:

Allowing new development on vacant lots should improve the overall value of the neighborhood. Adding additional population to the neighborhood should help stabilize property values.

5. Responsible Development and Growth:

It is responsible development and growth to allow for a variety of housing options.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the site to U3 Urban Neighborhood 3 will allow for residential growth and increased housing options on the south side of downtown and allow for the adaptive reuse of a large vacant industrial parcel. Approving the Rezoning will allow for a greater possibility of development that bests fits the character of this neighborhood.

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.

Property Information

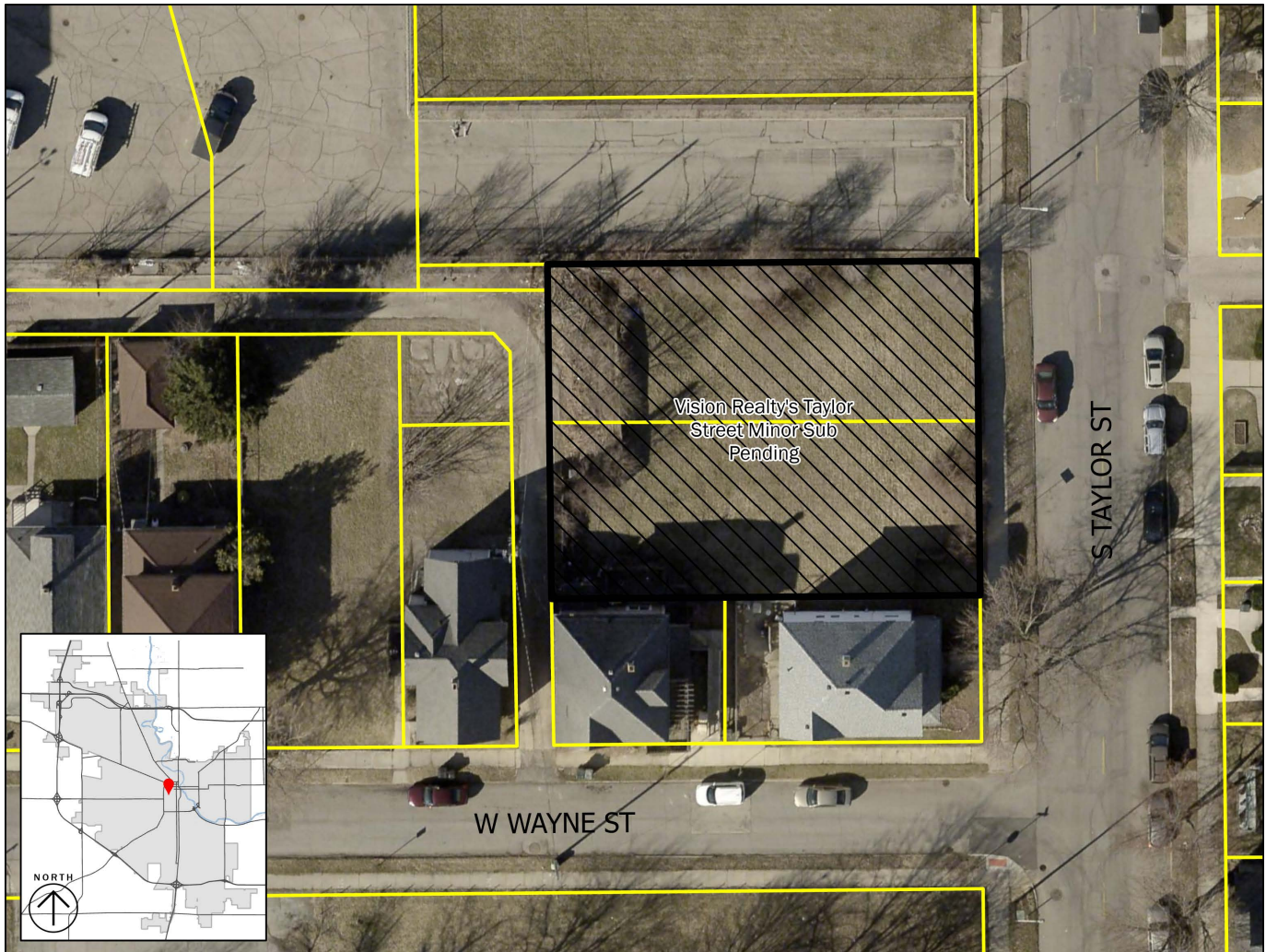
Subdivision Name: **VISION REALTY'S TAYLOR STREET MINOR SUBDIVISION**

Location: West Side of S Taylor St. Approx. 55' North of W Wayne St.

Requested Action

The total area of the subdivision is 0.24 acres and will consist of 2 building lots.

Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the conditions are met 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, subject to the following: 1) Fixing note 9 to read "Each lot shall be..."

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	A drainage plan will be required at the time of commercial 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:	Curb and sidewalk will need to be replaced if it is in poor condition or if it does not meet current City standard. Access shall be provided from the alley.

Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the conditions are met 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, subject to the following: 1) Fixing note 9 to read "Each lot shall be..."

Property Information

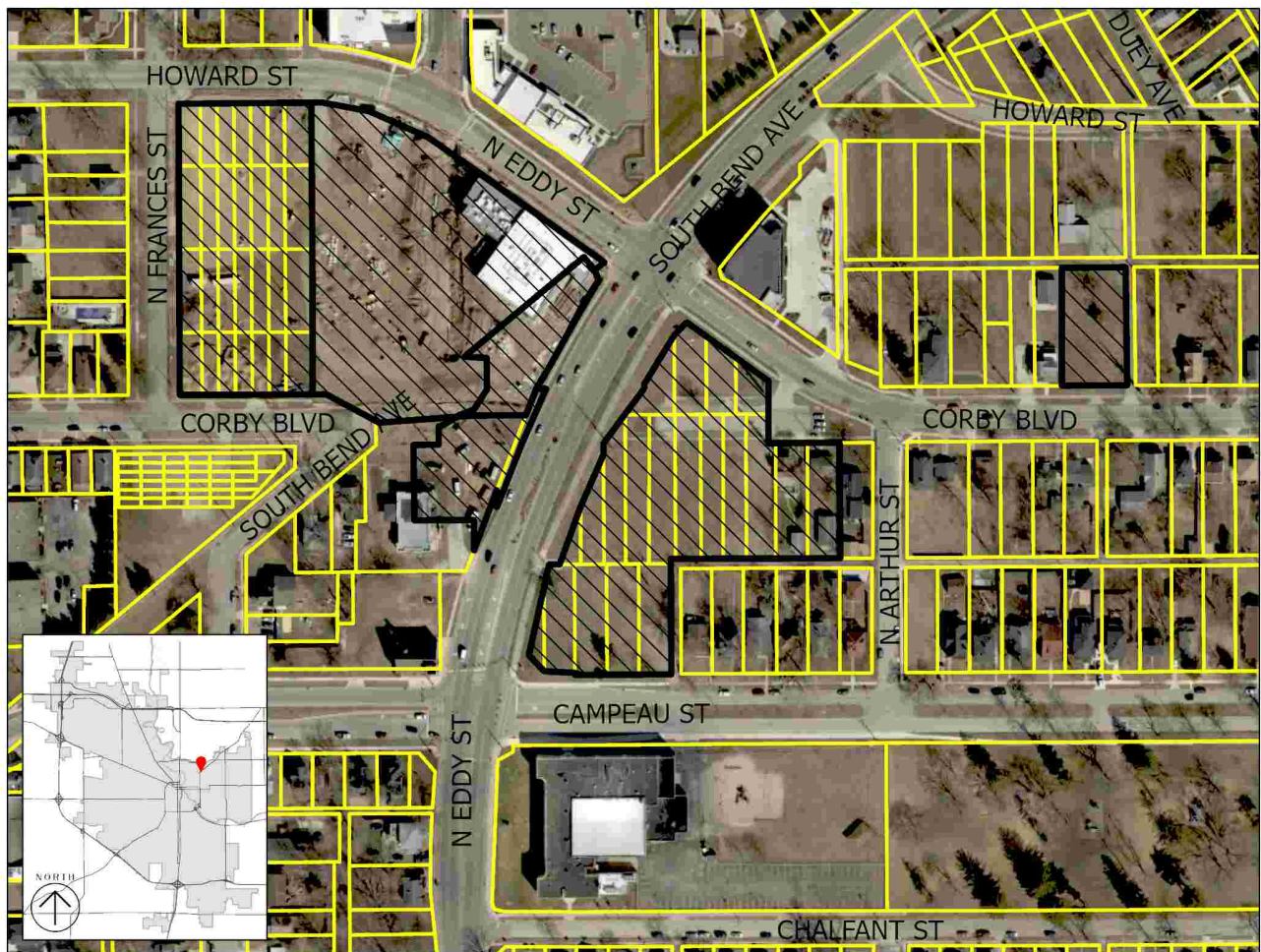
Subdivision Name: **FIVE CORNERS II MINOR SUBDIVISION**

Location: East side of SR-23 between Campeau Street and Corby Boulevard

Requested Action

The total area of the subdivision is 2.8 acres and will consist of 1 building lot.

Location Map



Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the conditions are met 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, subject to the following: 1) Showing the vacation ordinance numbers on the plat

Proposed Plat

FIVE CORNERS II MINOR SUBDIVISION

PART OF LOTS 259-263, AND ALL OF LOTS 319-321 OF THIRD PLAT OF PARK PLACE, (P8 & PG 192), AND LOTS 1-4, AND PART OF LOTS 7 AND 8 OF GEORGE FELDMAN'S SUBDIVISION OF PART OF PARK PLACE, (P8 & PG 192), AND PART OF LOTS 8-11 OF BERGAN'S REPLAT OF LOTS 2, 3, AND 4 OF LISTENBERGER'S FIRST ADDITION (P8 10 PG 9); AND ALL OF THE VACATED CORBY STREET AND ALL OF THE VACATED ALLEY LYING BETWEEN SAID LOTS 3 AND 4, OF SAID GEORGE FELDMAN'S SUBDIVISION AS DESCRIBED IN VACATION ORDINANCE NUMBER 10554-17, CITY OF SOUTH BEND; AND ALL OF THE VACATED ALLEY LYING BETWEEN LOTS 4-8, GEORGE FELDMAN'S SUBDIVISION AND LOT 240-243, THIRD PLAT OF PARK PLACE AS DESCRIBED IN ORDINANCE NUMBER 10859-22, CITY OF SOUTH BEND; ALL BEING SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 3 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY INDIANA.

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	161.57	146.90	113.33°	252° 51' 48.40"	227.86
C2	161.57	146.90	113.33°	126° 51' 48.40"	227.86
C3	161.57	146.90	113.33°	252° 51' 48.40"	227.86
C4	161.57	146.90	113.33°	126° 51' 48.40"	227.86
C5	161.57	146.90	113.33°	252° 51' 48.40"	227.86
C6	161.57	146.90	113.33°	126° 51' 48.40"	227.86
C7	161.57	146.90	113.33°	252° 51' 48.40"	227.86
C8	161.57	146.90	113.33°	126° 51' 48.40"	227.86

NOTES:

- AREA OF SUBDIVISION: TOTAL = 2.82 ACRES.
- ENGINEERING REPORT: ALL LOTS SHALL BE SURVEYED BY CITY OF SOUTH BEND MUNICIPAL SURVEYOR SEWER AND WATER.
- ACCORDING TO THE 1987 U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, INVENTORY MAPS, THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTIES.
- THERE ARE NO ENCUMBRANCES OF EGRESS, PERMANENT STRUCTURES, OPEN LOT LINES, BUILDING, OR ANY OTHER INTERFERING FEATURES ON ANY OF THE SUBJECT PROPERTIES.
- BEARING STRUCK LINES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE CITY OF SOUTH BEND ZONING ORDINANCE.
- ALL NEW LOT CORNERS AND COMMON LOT CORNERS WITHOUT FOUND MONUMENTS WILL BE MARKED WITH 5/8" GALVANIZED IRON RODS, 12" LONG, SETTING MONUMENTS SHALL BE MARKED WITH A PLASTIC YELLOW MARKER STAMPED "ABONMARCHE FROM PASTOR" IN RED INK, UNLESS OTHERWISE NOTED.
- THE BOUNDARY SURVEY OF THE PARENT PARCEL IS RECORDED UNDER INSTRUMENT NUMBER 2020-1096 IN THE OFFICE OF THE ST. JOSEPH COUNTY RECORDER, EXISTING MONUMENTS ARE SHOWN ON SAID SURVEY.
- ACCORDING TO THE 1988 ST. JOSEPH COUNTY POTENTIAL ORGANIC MATTER CONTAMINATION STUDY MAP, THERE ARE NO POTENTIAL ORGANIC MATTER CONTAMINATION AREAS LOCATED ON THE SUBJECT PROPERTIES. STUDIES USED FOR DETERMINING "HAZARDOUS SUBSTANCES" ON ALL LEAD PROTECTION AREAS EXIST ON-SITE OR ADJACENT TO THE SITE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAP (FIRM) NUMBER 17034-0147, THERE ARE NO FLOOD HAZARD AREAS LOCATED ON THE SUBJECT PROPERTIES. ADDITIONAL INFORMATION IS AVAILABLE FROM INSTRUMENT NUMBER 2020-1096.
- COBRY BOLLINGER PARCEL, RIGHT OF WAY (R.O.W.) OF LOTS 319-321, THIRD PLAT OF PARK PLACE, IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE A, AND SPECIAL FLOOD HAZARD AREA."
- FORMER COBRY BOLLINGER RIGHT OF WAY MARKERS BY INSTRUMENT NUMBER 2020-1096-47, RECORDED AS 2020-1096-47, ARE TO REMAIN. ADDITIONAL INFORMATION IS AVAILABLE FROM INSTRUMENT NUMBER 2020-1096.
- COBRY BOLLINGER PARCEL, RIGHT OF WAY (R.O.W.) OF LOTS 319-321, THIRD PLAT OF PARK PLACE, IS MARKED BY ORDINANCE NUMBER _____ AND RECORDED AS INSTRUMENT NUMBER _____

LEGEND:

- INDIANA WISCONSIN POWER COMPANY EASEMENT
- EXCLUSIVE MUNICIPAL, STORM SEWER, SANITARY SEWER, AND WATER MAIN EASEMENT
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND IRON ROD
- FOUND CORNER TO OWN MONUMENT
- FOUND CORNER TO VACATED CAP "ABONMARCHE FROM PASTOR"
- SET REBAR W/ YELLOW CAP "ABONMARCHE FROM PASTOR"
- FOUND "Y" IN CONCRETE
- SET "X" IN CONCRETE

STREET CLASSIFICATION:

- INDIANA WISCONSIN POWER COMPANY EASEMENT
- COBRY BOLLINGER (R/W VARIES) - MAJOR
- CAMPGAU STREET (R/W VARIES) - MINOR

LOCATION:

- INDIANA WISCONSIN POWER COMPANY EASEMENT
- EXCLUSIVE MUNICIPAL, STORM SEWER, SANITARY SEWER, AND WATER MAIN EASEMENT
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND IRON ROD
- FOUND CORNER TO OWN MONUMENT
- FOUND CORNER TO VACATED CAP "ABONMARCHE FROM PASTOR"
- SET REBAR W/ YELLOW CAP "ABONMARCHE FROM PASTOR"
- FOUND "Y" IN CONCRETE
- SET "X" IN CONCRETE

SEC. 6-137N-R3E

FIVE CORNERS II MINOR SUBDIVISION

21-1378

1 of 2

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 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:	The alleys will need to be improved to accommodate additional traffic.

Recommendation

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the conditions are met 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, subject to the following: 1) Showing the vacation ordinance numbers on the plat

Property Information

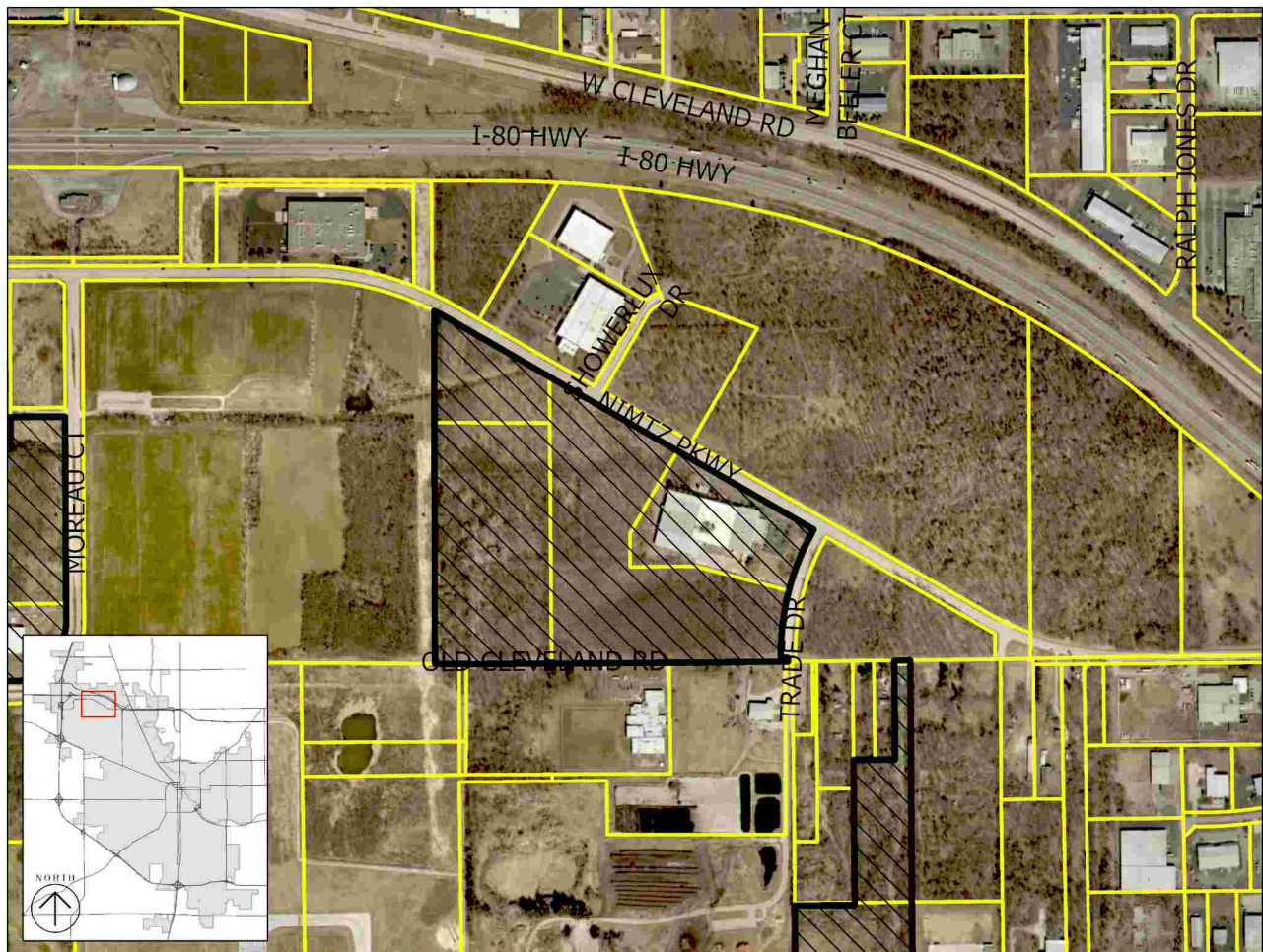
Subdivision Name: **H.G. BAUSE CENTRE - PHASE 4**

Location: Southwest corner of Nimtz Parkway and Trade Drive

Requested Action

The total area of the subdivision is 62.46 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 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: Sidewalk will be required to be installed along all frontages to current City standards. Old Cleveland Road may need to be improved to commercial standards.

Recommendation

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