



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

Monday, July 17, 2023 - 4:00 P.M.

County-City Building

Fourth-Floor Council Chambers

www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

A. REZONINGS

- Location:** 1006 ST VINCENT ST PC#0165-23
Petitioner: GREYSTONE DEVELOPERS LLC
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2
Petitioner has requested to table to August 21, 2023
- Location:** a portion of 1018 FRANCES ST PC#0166-23
Petitioner: UNIVERSITY OF NOTRE DAME DU LAC
Requested Action:
Rezoning: From U1 Urban Neighborhood 1 to NC Neighborhood Center

B. MAJOR SUBDIVISIONS – None for consideration

C. TEXT AMENDMENTS – None for consideration

D. DEVELOPMENT PLANS – None for consideration

E. COMBINED HEARING FOR MINOR SUBDIVISION

- Name:** IRISH QUARTER MINOR SUBDIVISION PC#0164-23
Location: 1724 South Bend Avenue - Southeast corner of SR-23 and Charles Street
Petitioner: 1724 SB AVE LLC
Requested Action:
Variance(s): 1) from the requirement that the main entrance shall be prominently located along and visible from the primary street;
2) from the minimum 75% of the ground floor front facade being occupied by a linear space a minimum of 15' deep to 0%
Zoning: NC Neighborhood Center



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ITEMS NOT REQUIRING A PUBLIC HEARING:

- A. MINOR SUBDIVISIONS – None for consideration
- B. FINDINGS OF FACT – June 20, 2023
- C. MINUTES – June 20, 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: 1006 ST VINCENT ST
Owner: GREYSTONE DEVELOPERS LLC

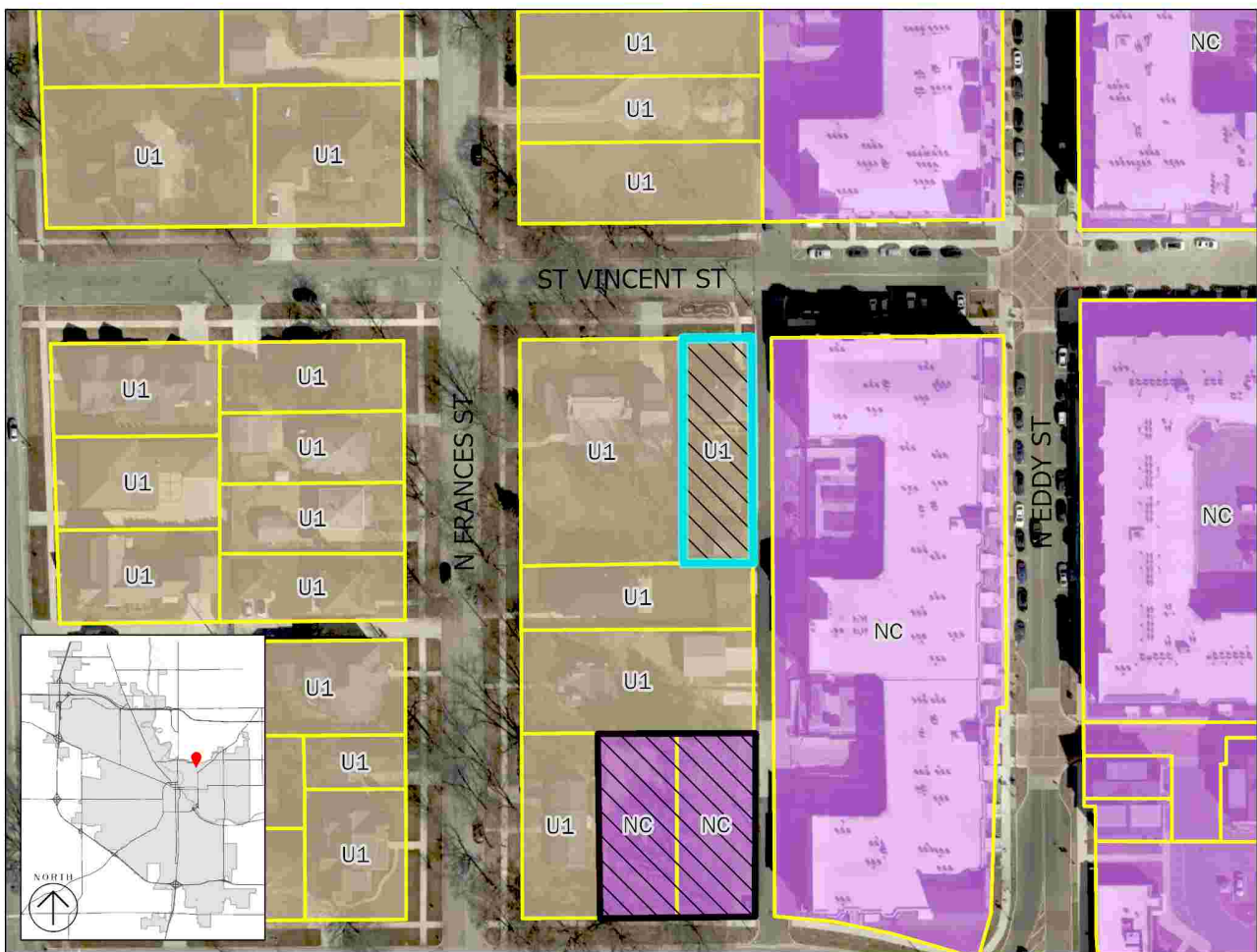
Requested Action

Rezone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

Project Summary

To build 4 residential condominium units.

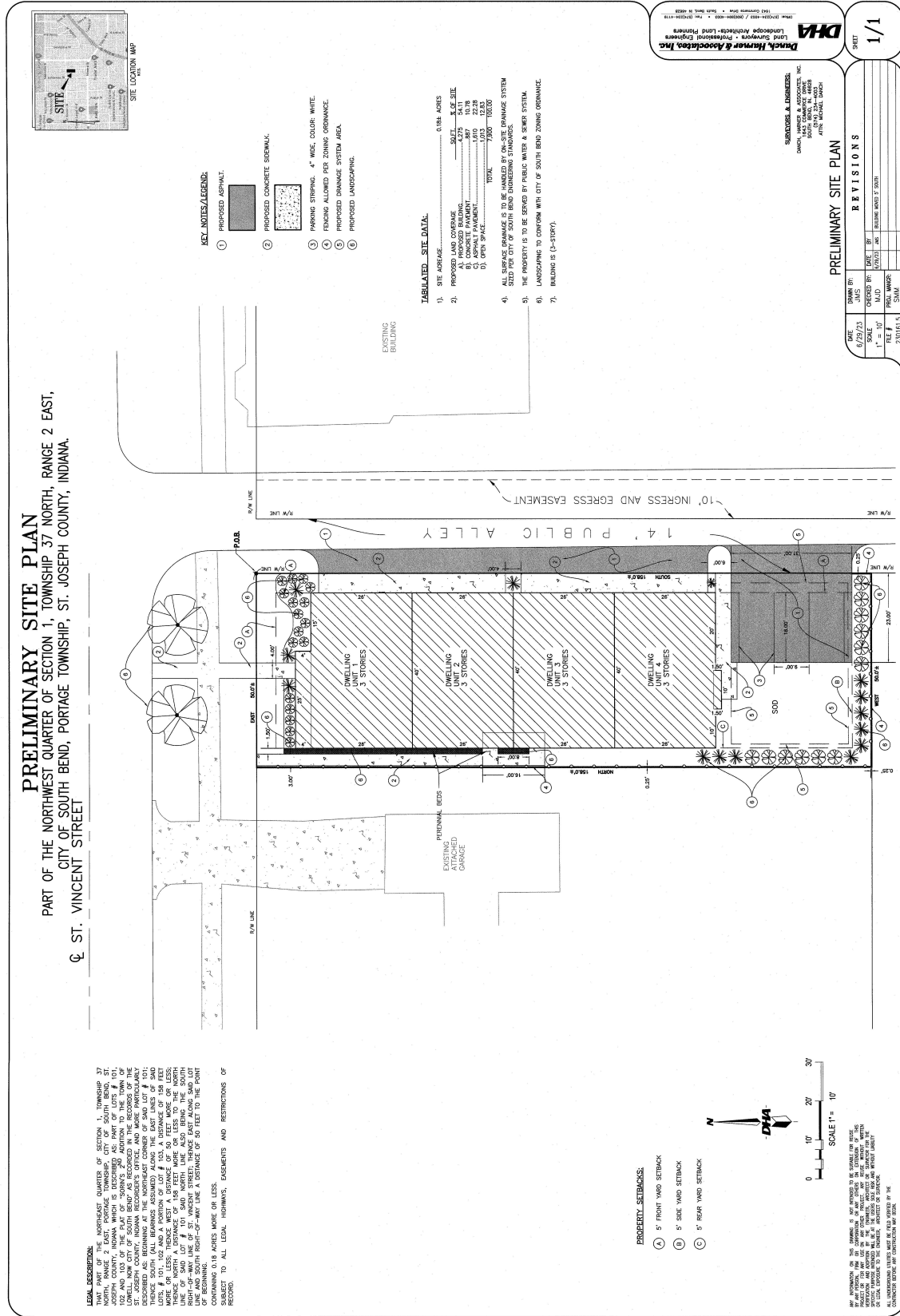
Location Map



Recommendation

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

Proposed Site Plan



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

LEGAL DESCRIPTION: NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA. THIS PLAN IS A PART OF TOWNSHIP 37 NORTH, RANGES 2 EAST AND 103 OF THE CITY OF SOUTH BEND, INDIANA. IN ADDITION TO THE TOWN OF LUMMELL, NOW CITY OF SOUTH BEND AS RECORDED IN THE RECORDS OF THE CLERK OF ST. JOSEPH COUNTY, INDIANA, THIS PLAN IS ALSO DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT # 101; THENCE WEST ALONG THE WEST LINE OF SAID LOT # 101; THENCE SOUTH 101.100 FEET ALONG A PROPOSED 101.100 FEET ALLEYS, A DISTANCE OF 158 FEET MORE OR LESS; THENCE WEST A DISTANCE OF 50 FEET MORE OR LESS; THENCE SOUTH 101.100 FEET ALONG THE WEST LINE OF SAID LOT # 101; SAID NORTH LINE ALSO BEING THE SOUTH LINE AND SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; 18 FEET MORE OR LESS.
 SUBJECT TO ALL LEGAL EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD.

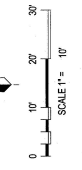
- KEY NOTES/LEGEND:**
- 1. PROPOSED ASPHALT.
 - 2. PROPOSED CONCRETE SIDEWALK.
 - 3. PARKING STRIP, 4" WIDE, COLOR: WHITE.
 - 4. FENCING ALLOWED PER ZONING ORDINANCE.
 - 5. PROPOSED DRAINAGE SYSTEM AREA.
 - 6. PROPOSED LANDSCAPING.

TABULATED SITE DATA:

1. SITE ADDRESS	0.189 ACRES
2. PROPOSED LAND COVERAGE	SUET, L.C. SITE
A) PROPOSED BUILDING	1,000
B) ASPHALT PAVEMENT	1,800
C) OPEN SPACE	22.28
TOTAL	7,800 TO 10,000

- NOTES:**
- ALL SURFACE DRAINAGE IS TO BE HANDLED BY ON-SITE DRAINAGE SYSTEM SIZED PER CITY OF SOUTH BEND ENGINEERING STANDARDS.
 - THE PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER SYSTEM.
 - LANDSCAPING TO CONFORM WITH CITY OF SOUTH BEND ZONING ORDINANCE.
 - BUILDING IS (3-STORY).

- PROPERTY SETBACKS:**
- A 5' FRONT YARD SETBACK
 - B 5' SIDE YARD SETBACK
 - C 5' REAR YARD SETBACK



DMA
 Danach Farmer & Associates, Inc.
 Landscape Architects - Professional Engineers
 11000 N. UNIVERSITY AVENUE, SUITE 100
 SOUTH BEND, INDIANA 46708
 PHONE: (734) 233-1111
 FAX: (734) 233-1119

PRELIMINARY SITE PLAN

DATE	DRAWN BY	CHECKED BY	SCALE	TITLE	PROJ. NUMBER
8/29/23	JMS	JMS	1" = 10'	PRELIMINARY SITE PLAN	230161.5

REVISIONS

NO.	DATE	BY	REVISIONS
1			ISSUE FOR PERMITS

SHEET 1/1

Site & Context

Land Uses and Zoning:

- On site: On site is a single unit dwelling.
- North: To the north, across St. Vincent Street, are single unit dwellings zoned U1 Urban Neighborhood 1
- East: To the east is Eddy Street Commons zoned NC Neighborhood Center
- South: To the south are single unit dwellings zoned U1 Urban Neighborhood 1
- West: To the west is a single unit dwelling zoned U1 Urban Neighborhood 1

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 plan includes a 2.5 story condominium unit with 4 dwellings. The access and parking for the site will be from the adjacent alley.

Zoning and Land Use History and Trends:

This section of the Northeast Neighborhood has developed over the last couple of decades for a variety of high intensity mixed uses. Eddy Street Commons developed to the east of the property focusing the higher intensity uses towards the center of the development and lower intensity uses closer to the residential neighborhoods.

Traffic and Transportation Considerations:

St. Vincent Street is 2 lanes with on-street parking.

Agency Comments

Agency Comments:

There are no agency comments at this time.

Staff Comments:

With the proper U2 Development Standards, the site will serve as a transition from the higher density development to the east and single unit dwellings to the west.

Criteria for Decision Making

Rezoning

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

1. Comprehensive Plan:

Policy Plan:

The petition is consistent with the Northeast Neighborhood Plan (2022). The plan seeks to allow a greater quantity and diversity in housing units; doing so will permit people to find housing that meets their price range and lifestyle needs within the neighborhood. New housing should be carefully designed and located to support and positively influence neighborhood character.

Land Use Plan:

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

Plan Implementation/Other Plans:

The petition is consistent with City Plan, South Bend Comprehensive Plan (2006), Objective LU 2.4: Provide buffer spaces between non-compatible land uses.

2. Current Conditions and Character:

Eddy Street has developed as a commercial hub and village corridor serving Notre Dame and the surrounding residential area. Single family homes extend to the west.

3. Most Desirable Use:

The most desirable use for the land is one that provides a transition from the higher intensity commercial uses in Eddy Street Commons and the surrounding single family residential neighborhood.

4. Conservation of Property Values:

The U2 Urban Neighborhood 2 District was established to allow for medium density housing in a format that is consistent with the development standards of lower density housing. This will allow for the conservation of property values throughout the area.

5. Responsible Development and Growth:

It is responsible development and growth to allow for medium density housing as a transition from Eddy Street Commons to the traditional neighborhood.

Analysis & Recommendation

Commitments: There are no commitments proposed at this time.

Analysis: Rezoning the property to U2 Urban Neighborhood 2 will allow for medium density housing with development standards consistent with lower density house. This will serve as a transition between the higher intensity development of Eddy Street Commons to the east and the traditional neighborhood development to the west.

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

Property Information

Location: a portion of 1018 FRANCES ST
Owner: UNIVERSITY OF NOTRE DAME DU LAC

Requested Action

Rezone from U1 Urban Neighborhood 1 to NC Neighborhood Center

Project Summary

Rezone to match 1007/1011 E Howard St zoning to allow for Lot Line Adjustment so that underground storm water storage can be added. 1018 N Frances St will retain access to the alley to the east.

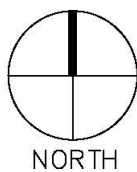
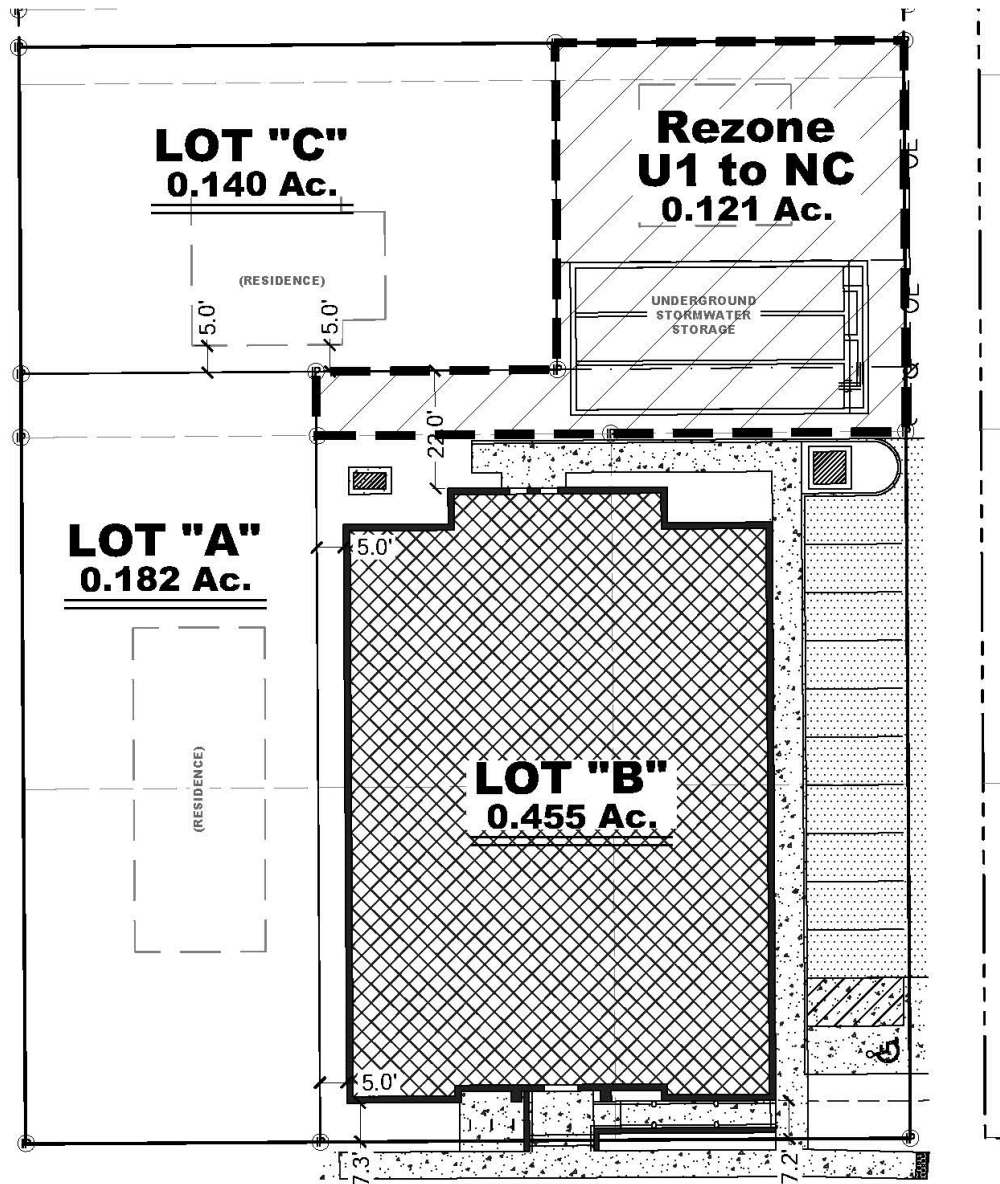
Location Map



Recommendation

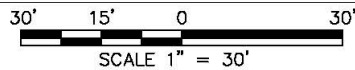
Staff Recommendation: Based on the information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation, subject to the Lot Line Adjustment to match the zoning districts.

Proposed Site Plan



Rezoning Site Plan Sketch

SCALE: 1" = 30'



Site & Context

Land Uses and Zoning:

- On site: On site currently is a single unit dwelling and garage/
- North: A single family home zoned U1 Urban Neighborhood 1.
- East: Eddy Street Commons development zoned NC Neighborhood Center.
- South: Two vacant lots zoned NC Neighborhood Center.
- West: Single-family homes 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 site plan shows underground stormwater storage and an existing garage to remain. A subdivision has been submitted that will divide the portion being rezoned from the remainder of the lot, which will remain U1 Urban Neighborhood 1 for future development.

Zoning and Land Use History and Trends:

This section of the Northeast Neighborhood has developed over the last couple of decades for a variety of high intensity mixed uses. Eddy Street Commons developed to the east of the property focusing the higher intensity uses towards the center of the development and lower intensity uses closer to the residential neighborhoods.

Traffic and Transportation Considerations:

North Frances Street is a two lane road with on-street parking.

Agency Comments

Agency Comments:

There are underground utilities on the site to the south that interfere with locating the underground retention on the same site as the law clinic. A Lot Line Adjustment will be completed to adjoin a portion of the lot in question with the lot to the south for development of the previously approved law clinic.

Staff Comments:

There are underground utilities on the site to the south that interfere with locating the underground retention on the same site as the law clinic. A Lot Line Adjustment will be completed to adjoin a portion of the lot in question with the lots to the south. The rezoning of the property will allow for the required underground stormwater storage for the proposed law clinic at 1007 and 1011 E Howard Street.

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 Northeast Neighborhood Plan (2022) South Bend Avenue-Frances Street Area: Develop neighborhood-scale residential buildings of 2-3 stories to provide a transition to the existing single-unit dwellings to the west.

Land Use Plan:

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

Plan Implementation/Other Plans:

The petition is consistent with City Plan, South Bend Comprehensive Plan (2006), Objective LU 2.4: Provide buffer spaces between non-compatible land uses.

2. Current Conditions and Character:

Eddy Street has developed as a commercial hub and village corridor serving Notre Dame and the surrounding residential area. Single family homes extend to the west.

3. Most Desirable Use:

The most desirable use for the land is one that provides a transition from the higher intensity commercial uses in Eddy Street Commons and the surrounding single family residential neighborhood.

4. Conservation of 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:

It is responsible development and growth to ensure adequate onsite drainage is available for development projects.

Analysis & Recommendation

Commitments: There are no written commitments proposed.

Analysis: Rezoning the property to NC Neighborhood Center will allow for a smaller scale development that provides a buffer between the residential neighborhood to the west from the large scale development of Eddy Street Commons to the east.

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, subject to the Lot Line Adjustment to match the zoning districts.

Property Information

Location: 1724 SB AVE LLC - This Minor Primary subdivision is located Southeast corner of SR-23 and Charles Street

Owner: 1724 SB AVE LLC

Subdivision Name: **IRISH QUARTER MINOR SUBDIVISION**

Requested Action

Variance(s): 1) from the requirement that the main entrance shall be prominently located along and visible from the primary street

2) from the minimum 75% of the ground floor front facade being occupied by a linear space a minimum of 15' deep to 0%

The total area of the subdivision is 1.23 acres and will consist of 2 building lots.

Location Map



Recommendation

Staff Recommendation: The Staff recommends the Commission approve the variances as presented. 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.

Proposed Plat

IRISH QUARTER MINOR SUBDIVISION
SECONDARY PLAT

A RESUBDIVISION OF LOTS 8, 9, 10, AND 11 OF PENSINGERS SUBDIVISION, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 3 EAST, CITY OF SOUTH BEND, CLAY TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

LEGAL DESCRIPTION

EXCEPTING: THE INTERSECTION OF SAID LOT 11, WHICH IS ALSO THE INTERSECTION OF THE SOUTH LINE OF CHARLES STREET AND THE EASTERN LINE OF EDWARDS ROAD (INDIANA STATE ROAD 202), THENCE SOUTH 84 DEGREES 42 MINUTES 38.4 FEET, THENCE SOUTH 84 DEGREES EAST 68.64 FEET TO A POINT ON THE EAST LINE OF SAID LOT 11, THENCE EAST 84 DEGREES 42 MINUTES 38.4 FEET ALONG THE NORTH LINE OF SAID LOT 11, TO THE NORTHWEST CORNER OF SAID LOT 11, TO THE NORTHWEST CORNER OF SAID LOT 11, THE PLACE OF BEGINNING.

DEED OF DEDICATION

THE UNDERSIGNED, 1724 SB AVE LLC, IS THE OWNER OF THE REAL ESTATE SHOWN AND ACCORDING WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA, HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED NOW ARE HEREBY DEDICATED TO THE PUBLIC AND MARKED AS "PARKWAYS" ARE RESERVED FOR THE USES AS DESIGNATED BY THE CITY OF SOUTH BEND, INDIANA, TO WALK, BICYCLE, AND DRIVE. PUBLIC UTILITY AND SEWER MAINS, POLES, DUCTS, LINES AND WELLS, DRAINAGE FACILITIES, AND ACCESS FOR PUBLIC UTILITIES AND SEWER MAINS ARE RESERVED FOR THE USES AS DESIGNATED BY THE CITY OF SOUTH BEND, INDIANA. ALL RIGHTS RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE CONSTRUCTED OR SMALL TRAILERS OR SHEDS TO BE PLACED ON ANY OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF OTHER LOTS IN THIS SUBDIVISION.

OWNER'S CERTIFICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THREE LEAF DEVELOPMENT, IS THE OWNER OF THE REAL ESTATE SHOWN AND ACCORDING WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA, HAS HEREBY DEDICATED TO THE PUBLIC THE FOLLOWING PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED NOW ARE HEREBY DEDICATED TO THE PUBLIC AND MARKED AS "PARKWAYS" ARE RESERVED FOR THE USES AS DESIGNATED BY THE CITY OF SOUTH BEND, INDIANA, TO WALK, BICYCLE, AND DRIVE. PUBLIC UTILITY AND SEWER MAINS, POLES, DUCTS, LINES AND WELLS, DRAINAGE FACILITIES, AND ACCESS FOR PUBLIC UTILITIES AND SEWER MAINS ARE RESERVED FOR THE USES AS DESIGNATED BY THE CITY OF SOUTH BEND, INDIANA. ALL RIGHTS RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE CONSTRUCTED OR SMALL TRAILERS OR SHEDS TO BE PLACED ON ANY OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF OTHER LOTS IN THIS SUBDIVISION.

1724 SB AVE LLC
13150 WATERTOWN PLANK ROAD, SUITE 204
ELK GROVE, W. 53122

LEONARD COMMUNION _____ DAY OF _____ 2023.

NOTARY PUBLIC CERTIFICATE
STATE OF INDIANA)
COUNTY OF ST. JOSEPH) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED LEONARD COMMUNION AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS A VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2023.

MY COMMISSION EXPIRES: _____
COMMISSION #: _____

(SIGNATURE) _____
(PRINT) _____

NOTARY PUBLIC IS A RESIDENT OF ST. JOSEPH COUNTY, INDIANA.

SURVEYOR'S CERTIFICATE
I, MICHAEL J. ROTZCOFF, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, LICENSE NO. 12345. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE SIZE, TYPE, AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, AND THAT THE MONUMENTS ARE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA.

I CERTIFY THAT THE PERMANENT RECORDING OF THIS DOCUMENT IS MY RESPONSIBLE DUTY TO PROTECT THE PUBLIC INTEREST AND TO PROTECT THE RIGHTS OF ALL PARTIES INVOLVED IN THE TRANSACTION.

MICHAEL J. ROTZCOFF, P.S.
13150 WATERTOWN PLANK ROAD, SUITE 204
ELK GROVE, W. 53122

DATE: _____
PROPERTY OWNER: THREE LEAF DEVELOPMENT
1724 SB AVE LLC, SUITE 204
ELK GROVE, W. 53122

PROPERTY DEVELOPER: ABONMARCHÉ CONSULTANTS, INC.
3115 WATERTOWN PLANK ROAD, SUITE 204
SOUTH BEND, IN 46001

LINE DATA TABLE

LINE #	BEARING	LENGTH
L1	S89°02'37"W	18.00'
L2	S89°33'17"E	18.47'
L3	N89°29'22"E	15.88'

GRAPHIC SCALE
1 inch = 50 feet

LEGEND

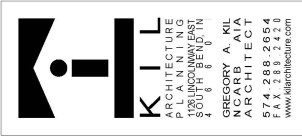
- SET REBAR W/ CAP "ABONMARCHÉ FIRM #0050"
- FOUND MONUMENT (REFER TO RECORDED SURVEY FOR DESCRIPTION)
- ▲ SET MAG NAIL W/ TAG "ABONMARCHÉ FIRM #0050"

NOTES

- AREA OF SUBDIVISION = 1.256 ACRES
AREA OF LOT 1 = 0.381 ACRES
AREA OF LOT 2 = 0.381 ACRES
- ENGINEERING REPORT LOTS SHALL BE SERVED BY CITY OF SOUTH BEND MUNICIPAL WATER AND SANITARY SEWER.
- ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER AND PREVIOUS RECORDED PLATS ARE SHOWN HEREON.
- ALL LOT CORNERS SET WITH 3/8" INCH DIAMETER REBAR ROD, 24 INCHES IN LENGTH, CAPPED WITH A PLASTIC, YELLOW MARKER STAMPED "ABONMARCHÉ FIRM #0050", UNLESS INDICATED OTHERWISE.
- THERE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOT LINES, BUILDING SETBACKS OR EASEMENTS CREATED IN THE PASTING OF THIS SUBDIVISION.
- BUILDING SETBACK LINES SHALL CONFORM TO APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
- OFFICE OF THE REGISTERED LAND SURVEYOR OF THE STATE OF INDIANA REFERS TO THIS SURVEY FOR FOUND MONUMENT AND DESCRIPTIONS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAP (FIRM), THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ON MAP PANEL 18H02020D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011.
- INDIANA COUNTY CENTRALIZED COMMUNITARY DEVELOPMENT SITES MAP SUBMITTED BY THE INDIANA ARS, DIVISION OF GOVERNMENT AND DOCUMENTED DRAINAGES, LANDFILLS, SITES USED FOR DISPOSING OF HAZARDOUS SUBSTANCES, OR WELLS HEAD PROTECTION AREAS EXIST ON-SITE OR ADJACENT TO THE SITE.
- TAX IDENTIFICATION #71-04-31-479-03-000-004

STREET CLASSIFICATION
ARTERIAL ... SOUTH BEND AVENUE (90' R/W)
ARTERIAL ... CHARLES STREET (60' R/W)

ADDITIONAL NOTES:
DRAINAGE ... 1330 HARRINGTON DR.
71-04-31-479-03-000-004



K A P 2 0 0 3
 DESIGN DEVELOPMENT
 I R I S H
 QUARTER
 MIXED USE DEVELOPMENT
 1748 SOUTH BEND AVE
 S O U T H B E N D , O H I O
 4 3 1 0 1

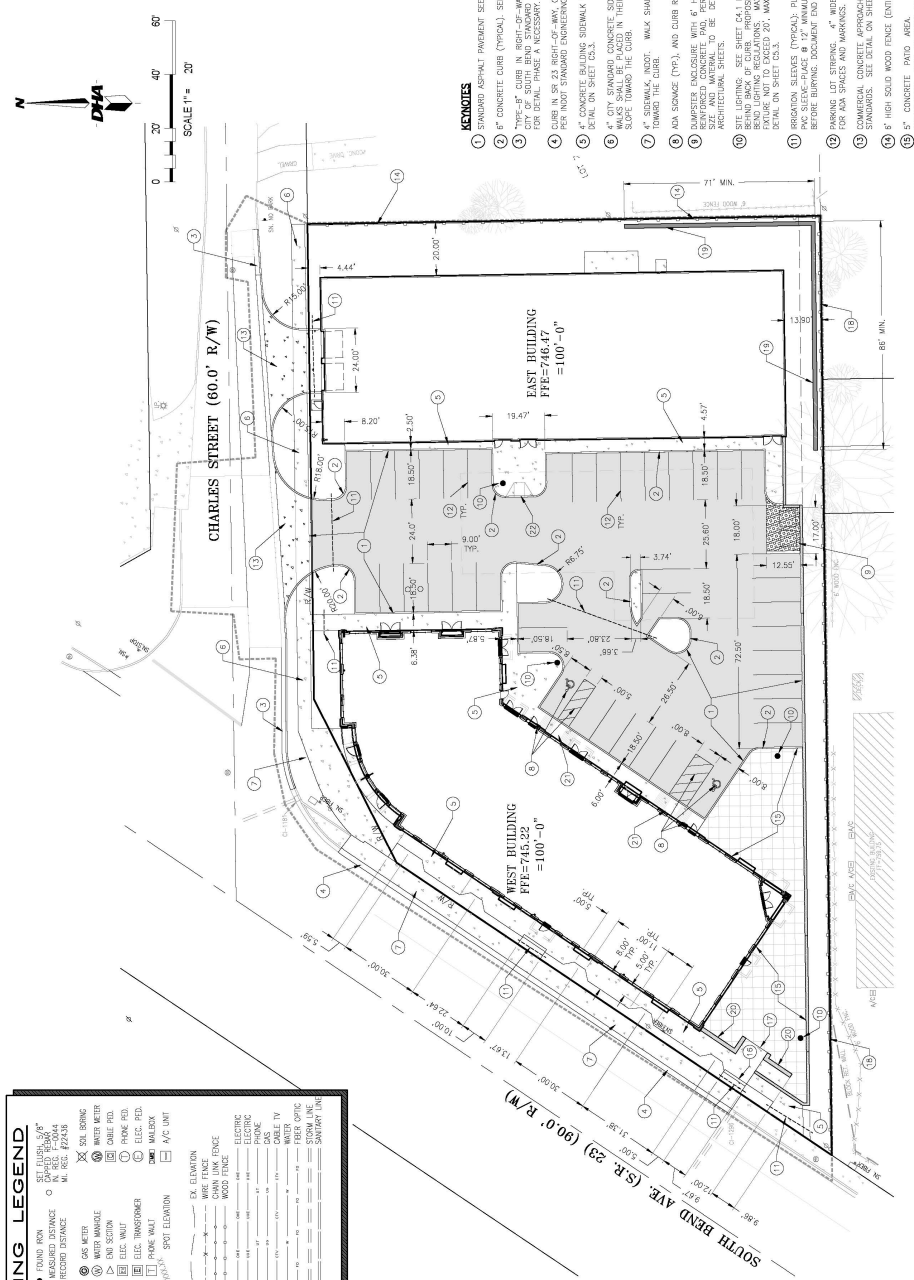
SITE LAYOUT
 DATE: MARCH 8, 2021
 CONSTRUCTION DOCUMENTS

REVISED:
 1
 2
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C1.1
 KIL ARCHITECTURE PLANNING
 2021

STRUCTURE CHART

SAN=111Z	PAV. 8"
I.E. 8" PAC. S	738.50
I.E. 8" PAC. W	738.35
SAN=113Z	PAV. 8"
I.E. 8" PAC. S	737.09
I.E. 8" PAC. W	736.94
SAN=115Z	PAV. 8"
I.E. 8" PAC. S	741.89
I.E. 8" PAC. W	741.74
SAN=116Z	PAV. 8"
I.E. 8" PAC. S	738.31
I.E. 8" PAC. W	738.16
SAN=118Z	PAV. 8"
I.E. 8" PAC. S	745.91
I.E. 8" PAC. W	745.76
CH=11E1	(DOWN LINE)
RM ELEV.	741.59
CH=12E1	(DOWN LINE)
RM ELEV.	741.29
CL=22E1	(DOWN LINE)
RM ELEV.	742.29
LL 12" COP. NB.	739.58



- KEYNOTES**
- STANDARD ASPHALT PAVEMENT SEE SHEET CS.3 FOR DETAIL.
 - 8" CONCRETE CURB (TYPICAL). SEE DETAIL ON SHEET CS.3.
 - TYPE-B CURB IN RIGHT-OF-WAY, COMBINATION CURB AND OUTER PER FOR DETAIL ON SHEET CS.3.
 - CURB IN SP. 24 RIGHT-OF-WAY, COMBINATION CURB AND OUTER, MODIFIED, PER INDOT STANDARD ENGINEERING DETAILS.
 - 4" CONCRETE BUILDING SIDEWALK WITH REINFORCEMENT AS NECESSARY. SEE DETAIL ON SHEET CS.3.
 - 4" CITY STANDARD CONCRETE SIDEWALK. SEE DETAIL ON SHEET CS.3. ALL SLOPE TOWARD THE CURB IN HIGH ORIGINAL LOCATION WITH A 1.5% CROSS SLOPE.
 - 4" SIDEWALK, INDOT. WALK SHALL BE PLACED WITH A 2% CROSS SLOPE TOWARD THE CURB.
 - ADA SLOTTED (TYP.) AND CURB RAMP-SEE SHEET CS.3 FOR DETAIL.
 - DAMPERS ENCLOSURE WITH 6" HIGH MASONRY ENCLOSURE AND 9" THICK CONCRETE CURB. SEE DETAIL ON SHEET CS.3 FOR CURB AND ARCHITECTURAL DETAILS.
 - SITE LIGHTING- SEE SHEET C41 FOR LIGHTING PLAN, PLACE LIGHT BARRIERS AND LIGHT FIXTURES IN ACCORDANCE WITH THE CITY OF SOUTH BEND LIGHTING REGULATIONS: MAXIMUM COMBINED HEIGHT OF POLE AND FIXTURE SHALL BE 35'-0". MAXIMUM 100' WATRAGE. SEE LIGHT BASE DETAIL ON SHEET CS.3.
 - SEGMENT SLEWAGE (TYPICAL) PLACEMENT BY GENERAL CONTRACTOR. 4" PVC SLEEVE-PLACE @ 12" MINIMUM DEPTH, CAP WITH TEMPORARY ENDS SECURE BURNING DOCUMENT END LOCATIONS.
 - PAVING LOT STRIPINGS: 4" WHEEL COLOR: WHITE. USE ADA BLUE PAINT STANDARDS. SEE DETAIL ON SHEET CS.3.
 - COMMERCIAL CONCRETE APPROACH PER CITY OF SOUTH BEND ENGINEERING STANDARDS. SEE DETAIL ON SHEET CS.3.
 - 8" HIGH SOLID WOOD FENCE (ENTIRE SOUTH PL). SEE DETAIL SHEET CS.3.
 - 8" CONCRETE PAV. AREA. 4" COMPACTED AGGR. BASE. 4.5" CONSTRUCTION JOINT SCORING PATTERN. EXPANSION JOINT AT 49' MAX. SPACING EACH DIRECTION.
 - 2 - 5" HIGH RISERS, 12" READ
 - 1 - 8" REEKS
 - 8" HIGH SOLID WOOD FENCE (ENTIRE SOUTH PL). SEE DETAIL SHEET CS.3.
 - 4" MAX. HIGH MODULAR BLOCK RETAINING WALL. SEE DETAIL SHEET CS.2.
 - 4" MAX. HIGH MODULAR BLOCK RETAINING WALL. SEE DETAIL SHEET CS.2.
 - SEE STRUCTURAL SHEETS FOR DESIGN, DETAILS, AND LAYOUT OF WALL AND SEAT/RETAINING WALL (PAV. AREA) ALONG SOUTH BEND AVENUE.
 - ACCESSIBLE RAMP. SEE DETAIL SHEET CS.3.
 - 8" HIGH SOLID WOOD FENCE (ENTIRE SOUTH PL). SEE DETAIL SHEET CS.3.
 - 4" CONCRETE PAV. AREA. 4" COMPACTED AGGR. BASE. 4.5" CONSTRUCTION JOINT SCORING PATTERN. EXPANSION JOINT AT 49' MAX. SPACING EACH DIRECTION.
 - 2 - 5" HIGH RISERS, 12" READ
 - 1 - 8" REEKS
 - 8" HIGH SOLID WOOD FENCE (ENTIRE SOUTH PL). SEE DETAIL SHEET CS.3.
 - 4" MAX. HIGH MODULAR BLOCK RETAINING WALL. SEE DETAIL SHEET CS.2.
 - 4" MAX. HIGH MODULAR BLOCK RETAINING WALL. SEE DETAIL SHEET CS.2.
 - SEE STRUCTURAL SHEETS FOR DESIGN, DETAILS, AND LAYOUT OF WALL AND SEAT/RETAINING WALL (PAV. AREA) ALONG SOUTH BEND AVENUE.
 - ACCESSIBLE RAMP. SEE DETAIL SHEET CS.3.
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 - ACCESSIBLE RAMP. SEE DETAIL SHEET CS.3.

- GENERAL NOTES**
- DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL WORK WITHIN INDOT RIGHTS-OF-WAY AND ON CITY PROPERTY AND/OR RIGHTS-OF-WAY SHALL MEET OR EXCEED CURRENT INDOT/CITY STANDARDS AND SPECIFICATIONS AS REQUIRED.
 - SEE STRUCTURAL SHEETS FOR DESIGN, DETAILS, AND LAYOUT OF WALL AND SEAT/RETAINING WALL (PAV. AREA) ALONG SOUTH BEND AVENUE.
 - CURB RADIUS (BACK OF CURB) SHALL BE 5.0' UNLESS OTHERWISE DIMENSIONED.

EXISTING LEGEND

△ SET P.A. M.N.	● FOUND N.W.N.	○ SET FLUOR. 5/8"	○ SET FLUOR. 5/8"
○ (M) MEASURED DISTANCE	○ (R) RECORD DISTANCE	○ (M) RECORD DISTANCE	○ (R) RECORD DISTANCE
○ PINE TREE	○ BUSH	○ TREE	○ COLLAPSED
○ LIGHT POLE	○ UTILITY POLE	○ GUY AND/OR	○ SIGN
○ FIRE HYDRANT	○ CURB WALK	○ DRYWELL	○ SANITARY MANHOLE
○ STORM MANHOLE	○ IRREG. OPTIC MANHOLE	○ SANITARY LINE	○ SANITARY LINE
○ SOIL BORING	○ WATER METER	○ GUY PILE	○ ELEC. FEED
○ ELEC. TRANSFORMER	○ PARK WALK	○ A/C UNIT	
○ SPOT ELEVATION	○ EX. ELEVATION	○ WOOD FENCE	○ SHAW LINK FENCE
○ FENCE	○ WIRE FENCE	○ ELECTRIC	○ PHONE
○ DRYWELL	○ SANITARY MANHOLE	○ STORM MANHOLE	○ IRREG. OPTIC MANHOLE
○ SANITARY LINE	○ SANITARY LINE	○ SANITARY LINE	○ SANITARY LINE

Project Summary

Irish Quarters development on the SE corner of South Bend Ave & Charles St will be split from one lot to 2 lots - the commercial lot which fronts South Bend Ave and the back lot which will be residential & parking garage. The proposed lots are planned to have separate ownership.

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 Private Well and Municipal Sewer.
- Agency Comments:** There are no agency comments at this time.

Variance(s)

The petitioner is seeking the following variance(s):

- 1) from the requirement that the main entrance shall be prominently located along and visible from the primary street
- 2) from the minimum 75% of the ground floor front facade being occupied by a linear space a minimum of 15' deep to 0%

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 the variances should not be injurious to the public health, safety, morals and general welfare of the community. The variances are due to the creation of a subdivision to allow for separate ownership of the parcels.

(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 adjacent area should not be affected in a substantially adverse manner. The buildings are under construction and the petitioner proposes no changes to the buildings.

(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 result in practical difficulties by not allowing for the subdivision of the two buildings to take place.

(4) The variance granted is the minimum necessary.

The variances requested are the minimum necessary to allow for the subdivision to be approved.

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

The property was legally established under single ownership and control. While the practical difficulty is being created by the desire to separate the buildings, the requested variances are reasonable to allow the parcels to have separate ownership.

Analysis & Recommendation

Analysis: Irish Quarters development on the SE corner of South Bend Ave & Charles St will be split from one lot to 2 lots to allow for separate ownership. The commercial lot fronts South Bend Ave and the back lot, which faces Charles Street, consists of a residential building and a parking garage on first level.

Staff Recommendation: The Staff recommends the Commission approve the variances as presented. 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.