



# 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](http://www.southbendin.gov/zoning)

## AGENDA

**Monday, September 18, 2023 - 4:00 P.M.**

County-City Building  
Fourth-Floor Council Chambers  
[www.tinyurl.com/southbendplancommission](http://www.tinyurl.com/southbendplancommission)

### PUBLIC HEARING:

#### A. REZONINGS

1. **Location:** 1006 ST VINCENT ST PC#0165-23  
**Petitioner:** GREYSTONE DEVELOPERS LLC  
**Requested Action:** **REQUEST WITHDRAWAL**  
Rezoning:  
From U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2

2. **Location:** 23114 US 20 Highway PC#0172-23  
**Petitioner:** ST JOSEPH COUNTY AIRPORT AUTHORITY  
**Requested Action:**  
Annexation and Rezoning:  
From C Commercial (St. Joseph County) to I Industrial  
Variance(s):  
1) from the required sidewalk along all street frontages to none;  
2) from the required bicycle rack to none

- 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:** ENDRES' HIDDEN CREEK PC#0170-23  
**Location:** West of Hidden Creek Section 1, near the Intersection of Hidden Creek  
Dr and Autumn Breeze

- B. FINDINGS OF FACT – None for consideration  
C. MINUTES – August 21, 2023  
D. UPDATES FROM STAFF  
E. ADJOURNMENT

---

### Property Information

Location: 23114 US 20 Highway (unincorporated St. Joseph County)  
Owner: ST JOSEPH COUNTY AIRPORT AUTHORITY

---

### Requested Action

Annex and Rezone from C Commercial (St. Joseph County) to I Industrial (City)

Variance(s):

- 1) from the required sidewalk along all street frontages to none
  - 2) from the required bicycle rack to none
- 

### Project Summary

Development of land into a car wash and detail facility available to the rental car businesses that use the airport. This request includes annexation into the City of South Bend.

---

### Location Map



### Recommendation

**Staff Recommendation:** Based on information available prior to the public hearing, the Staff recommends the Commission send the rezoning and annexation petition to the Common Council with a favorable recommendation. The Staff recommends the Commission approve variance #1 and deny variance #2.



## Site & Context

### Land Uses and Zoning:

On site: A vacant lot zoned C Commercial in St. Joseph County  
 North: Across Old Lincolnway West is the South Bend Airport.  
 East: A hotel zoned C Commercial in unincorporated St. Joseph County.  
 South: A vacant lot in unincorporated St. Joseph County.  
 West: Across Moss Road, is a car rental office office zoned C Commercial in unincorporated St. Joseph County.

### District Intent:

The I District is established to provide a location for medium- to high intensity industrial uses, typically grouped along highways and major streets and separated from residential uses.

### Site Plan Description:

The proposed site plan shows a 6,600 sq. ft. car wash and detailing facility with associated parking and car access from both Old Lincolnway West and Moss Road to be used by car rental businesses at the airport. The petitioner intends to vacate Old Lincolnway West after the annexation is complete.

### Zoning and Land Use History and Trends:

One single family house occupied the far northwest corner of the lot at the intersection of Moss Road and Lincolnway West between 1951 and 1998. Otherwise, no development has occurred on the lot since 1938. Several properties in the area have been acquired by the Airport Authority over the years.

### Traffic and Transportation Considerations:

A roundabout northeast of the lot joins to Old Lincolnway West, a two lane road with access to the westernmost airport parking lot. Moss Road is a small two lane road. Old Lincolnway West has been used as a private drive since the realignment of Lincolnway West.

## Agency Comments

### Staff Comments:

After annexation, the Staff encourages the vacation of Old Lincolnway 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 City Plan, South Bend Comprehensive Plan (2006), Objective ED2: Retain existing businesses and recruit new ones to the city.

##### Land Use Plan:

The Future Land Use Plan does not address properties outside of the City limits.

##### Plan Implementation/Other Plans:

The petition is consistent with South Bend's Annexation Policy Plan (1992) "[E]xtension of City services and utilities beyond the City limits should not occur unless it furthers the annexation policies of the City..."



**2. Current Conditions and Character:**

Currently the character of the properties located within the City to the north are transportation uses and the properties located in the County are retail and lodging.

**3. Most Desirable Use:**

The most desirable use for the property would be a retail and service use designed to complement surrounding uses including the airport and bring the property up to city development standards including landscaping.

**4. Conservation of Property Values:**

The properties in the area a mix of commercial and industrial uses. The annexation and rezoning should not affect the use or value of the surrounding properties.

**5. Responsible Development and Growth:**

It is responsible development and growth to require properties contiguous to the City limits to annex into the City at the time of development. Likewise, it is responsible development to allow property in a commercially and industrially developing area to be used for commercial growth.

**Variance(s)**

**The petitioner is seeking the following variance(s):**

- 1) from the required sidewalk along all street frontages to none
- 2) from the required bicycle rack to none

**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.**

The requested variances should not be injurious to the public health and safety of the community.

**(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 adjacent properties should not be affected by the variances requested.

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

The strict application of the terms of this chapter to build a sidewalk and bicycle parking would not result in practical difficulties in the use of the property. However, since the adjacent properties will likely continue to be developed with uses associated with the airport, with some or all of the roads being vacated, installing sidewalk would not be logical. There are no practical difficulties that warrant a variance for bicycle parking.

**(4) The variance granted is the minimum necessary.**

The site is being developed in a manner consistent with the City standards with only the two minor variances requested.

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

The property is currently vacant. The hardship is one of future use and development of the property and the fact that the requirement for a sidewalk would no longer be required.

## Analysis & Recommendation

**Commitments:** There are no commitments proposed.

**Analysis:** The annexation and rezoning of the property to I Industrial will allow for the development of the site for a use and service associated with the adjacent airport property. It is responsible development to assure that properties adjacent to the City limits are annexed and developed under City standards.

**Recommendation:** Based on information available prior to the public hearing, the Staff recommends the Commission send the rezoning and annexation petition to the Common Council with a favorable recommendation. The Staff recommends the Commission approve variance #1 and deny variance #2.

### Property Information

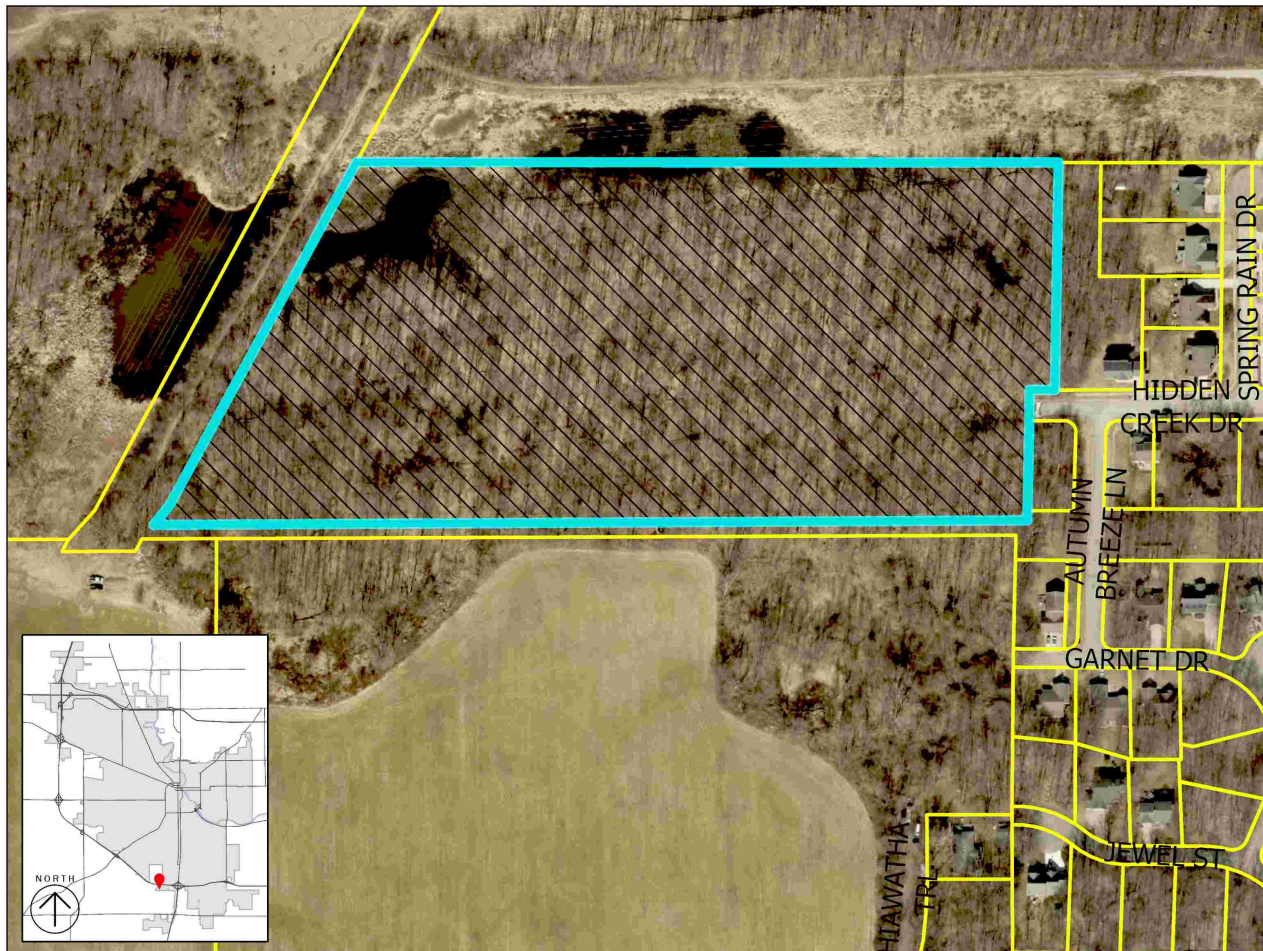
Subdivision Name: **ENDRES' HIDDEN CREEK**

Location: This Minor Subdivision is located on 16.58 acres west of Hidden Creek Section 1 near the intersection of Hidden Creek Drive and Autumn Breeze.

### Requested Action

The total area of the subdivision is 16.58 acres and will consist of 1 building lot.

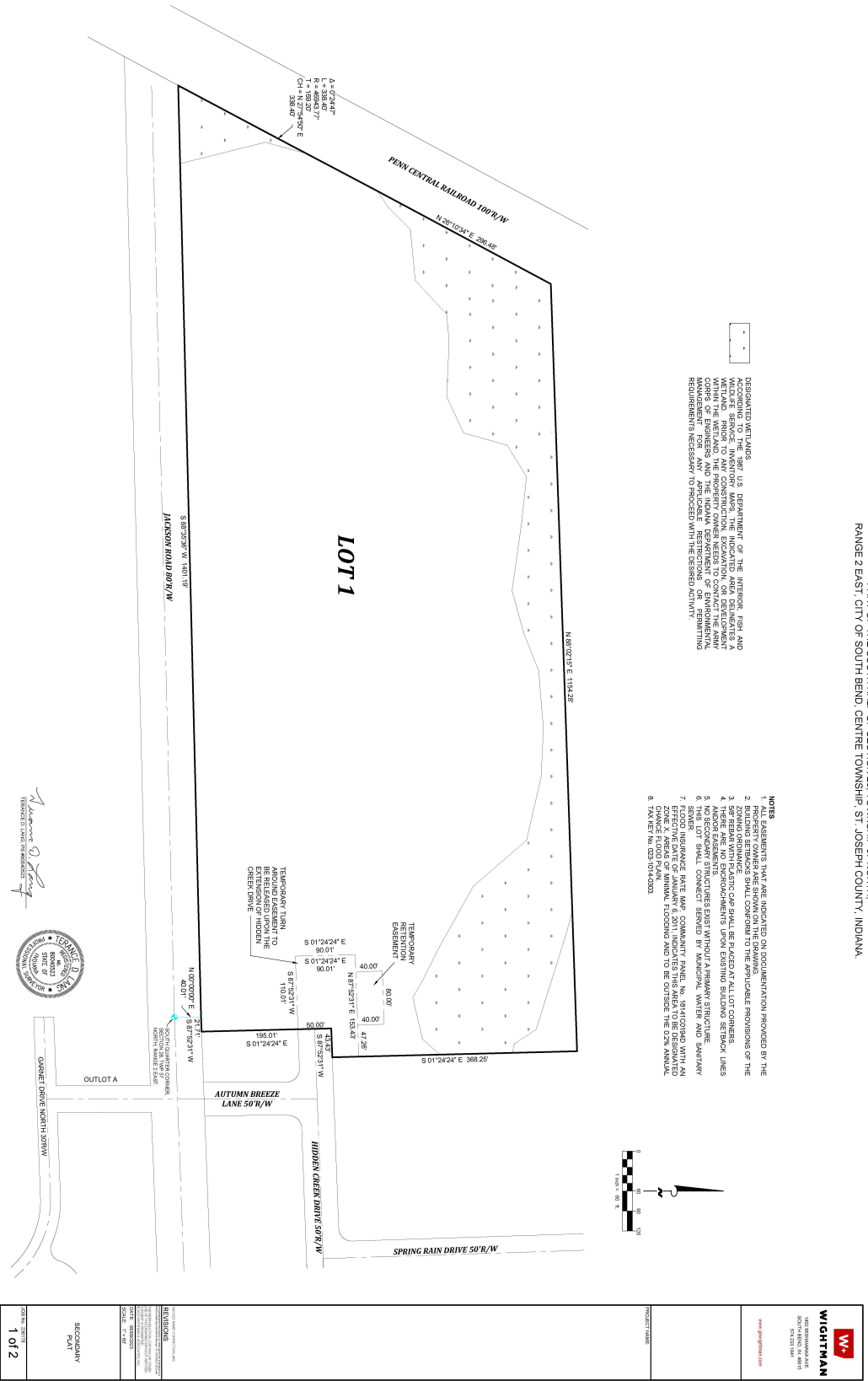
### Location Map



### Recommendation

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

Proposed Plat



DESIGNATED WETLANDS  
 ACCORDING TO THE 1987 U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDERNESS SERVICE, 16 CFR 17.02, WETLANDS ARE THOSE AREAS THAT ARE WETLANDS PRIOR TO ANY CONSTRUCTION, EXCAVATION, OR DEVELOPMENT OTHER THAN MAINTENANCE OF EXISTING WETLANDS TO COMPLY WITH THE REQUIREMENTS OF ANY APPLICABLE RESTRICTIONS OR PERMITTING REQUIREMENTS NECESSARY TO PROCEED WITH THE PROPOSED ACTIVITY.

- NOTES
1. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER ARE SHOWN ON THE EXAMINED RECORDS.
  2. ZONING ORDINANCE - ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
  3. THERE ARE NO ENCUMBRANCES UPON EXISTING BUILDING SETBACK LINES AND/OR EASEMENTS.
  4. THIS LOT SHALL CONNECT SERVED BY MUNICIPAL WATER AND SANITARY SERVICE.
  5. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4844030D WITH AN EFFECTIVE DATE OF JANUARY 3, 2011 INDICATES THIS AREA TO BE DESIGNATED AS AN UNDESIRABLE RISK AREA AND TO BE SUBJECT TO THE COMMUNITY FLOOD HAZARD PLAN.
  6. TAX ID: 02-00-04-02003

*Handwritten signature*  
 TRAVELER'S HOME SERVICES



<p><b>WIGHTMAN</b>                  1000 WEST BEND AVENUE                  SOUTH BEND, IN 46708                  734.252.1144</p> <p>www.wightman.com</p>	<p>PROJECT NAME:</p>
<p>DATE: 9/15/23                  SCALE: AS SHOWN</p> <p>REVISIONS:</p>	<p>DATE: 9/15/23                  SCALE: AS SHOWN</p>
<p>1 of 2</p>	<p>1 of 2</p>





---

**Project Details**

**Environmental Data:** A check of the Agency's maps indicates that no environmental hazard areas present. Wetlands are shown on the plat.

**Drainage:** Submitted drainage plan is acceptable.

**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:**

---

**Recommendation**

**Staff Comments:** No additional comments at this time.

**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 approval.