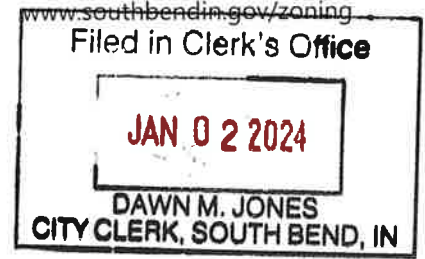




City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627



December 19, 2023

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

RE: 3931 Portage Road and Vacant Lot Adjacent to and West of 3931 Portage Road
PC#0186-24

Dear Committee Chair Hamann:

Enclosed is an Ordinance for the proposed Zone Map Amendment at the above referenced location. Please include the attached Ordinance on the Council agenda for first reading at your January 8, 2024, Council meeting, and set it for public hearing at your January 22, 2024, Council meeting. The petition is tentatively scheduled for public hearing at the January 16, 2024, South Bend Plan Commission meeting. The recommendation of the South Bend Plan Commission will be forwarded to the Office of the City Clerk by noon on the day following the public hearing.

The petitioner provided the following to describe the proposed project:

Rezone property from S2 Suburban Neighborhood 2 to C Commercial.

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

Sincerely,

A handwritten signature in cursive script that reads 'Kari Myers'.

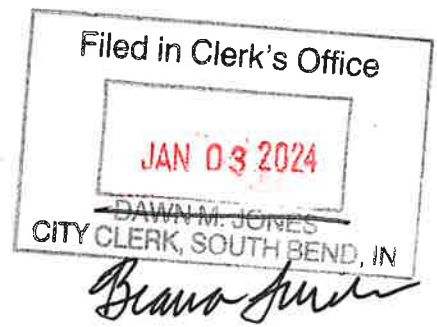
Kari Myers
Zoning Specialist

CC: Bob Palmer

Tim Corcoran
Planning Director

Angela Smith
Zoning Administrator

Scott Ford
Commission President



BILL NO. 01-24

ORDINANCE NO. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING THE ZONING ORDINANCE FOR PROPERTY LOCATED 3931 PORTAGE ROAD AND VACANT LOT ADJACENT TO AND WEST OF 3931 PORTAGE ROAD COUNCILMANIC DISTRICT NO. 1 IN THE CITY OF SOUTH BEND, INDIANA

STATEMENT OF PURPOSE AND INTENT

Rezone property from S2 Suburban Neighborhood 2 to C Commercial

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

SECTION I. Ordinance No. 10689-19, which ordinance is commonly known as the Zoning Ordinance of the City of South Bend, Indiana, be and the same hereby amended in order that the zoning classification of the following described real estate in the City of South Bend, St. Joseph County, State of Indiana:

A part of the West Half of the Northwest Quarter of Section 22, Township 38, Range 2 East, bounded by a line running as follows: Beginning at the Southwest Corner of said Northwest Quarter of Section 22; thence running North on the West line of said Section 292.71 Feet; then East 955.68 Feet to the center line of Portage Road; thence Southeasterly with the centerline of Portage Road to the South line of said Quarter Section; thence West on said line 1066.56 Feet to the place of beginning.

be and the same is hereby established as C Commercial

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

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

Sharon L. McBride, Council President
South Bend Common Council

Attest:

Bianca L. Tirado, City Clerk
Office of the City Clerk

Presented by me, the undersigned Clerk of the City of South Bend, to the Mayor of the City of South Bend, Indiana on the _____ day of _____, 2024, at _____ o'clock ____ .m.

Bianca L. Tirado, City Clerk
Office of the City Clerk

Approved and signed by me on the _____ day of _____, 2024, at ____ o'clock ____ .m.

James Mueller, Mayor
City of South Bend, Indiana

Petition for Rezoning or Combined Public Hearing

Property Information

Tax Key Number: 025-1014-0221 and 025-1014-022101

Address: 3931 Portage Road and vacant lot adjacent to and west of 3931 Portage Road

Owner: Salah M & Cynthia Hilal

Legal Description:

A part of the West Half of the Northwest Quarter of Section 22, Township 38, Range 2 East, bounded by a line running as follows: Beginning at the Southwest Corner of said Northwest Quarter of Section 22; thence running North on the West line of said Section 292.71 Feet; then East 955.68 Feet to the center line of Portage Road; thence Southeasterly with the centerline of Portage Road to the South line of said Quarter Section; thence West on said line 1066.56 Feet to the place of beginning.

Project Summary

The proposed rezoning would result in the both portions of the property being zoned the same in order to allow for a cohesive commercial development.

Requested Action

Application includes (check all that apply)

Rezoning

Current District: S2 Suburban Neighborhood 2

C Commercial

Proposed District C Commercial

Additional Districts, if applicable

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

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

Subdivision – *complete and attach subdivision application*

Special Exception – *complete and attach Criteria for Decision Making*

Use requested: _____

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

Variance(s) requested: _____

Required Documents

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

Contact information

Property owner(s) of the petition site:

Name: Salah Hilal

Address: 52447 Portage Rd
South Bend, IN 46628

Name: Cynthia Hilal

Address: 52447 Portage Rd
South Bend, IN 46628

Name: _____

Address: _____

Contact Person:

Name: Danch, Harner & Associates; Attn: Angela Smith

Address: 1643 Commerce Drive
South Bend, IN 46628

Phone Number: 574-234-4003


E-mail: asmith@danchharner.com

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

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

Property Owner (s) Signatures:





GROSS SQUARE FOOTAGE	
INDUSTRIAL STORAGE (SI) - NSF	150,236
COMMERCIAL STORAGE (SI) - NSF	125,792
OFFICE (SI) - NSF	
RETAIL (SI) - NSF	
RESIDENTIAL (SI) - NSF	
TOTAL	276,028

SITE ACREAGE	
±6.08 AC	
GSF	150,236
NSF	125,792

PARKING CALCULATION:
 3 PER EACH 10,000 SF
 42 SPACES REQUIRED
 ZONE: C - COMMERCIAL
 ZONE: EXISTING RESIDENTIAL

NO.	DATE	REVISIONS

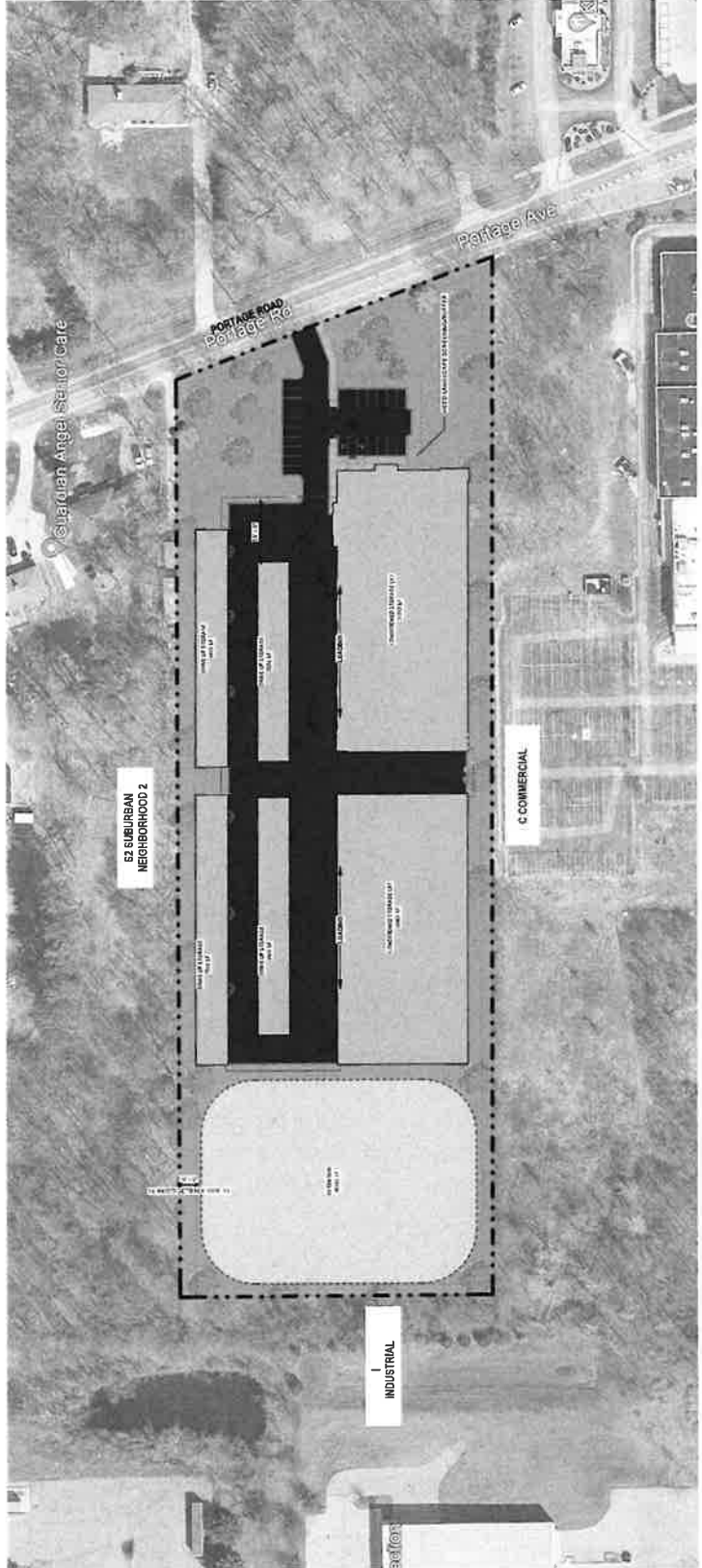


HAUSER
 ARCHITECTS

SOUTH BEND STORAGE
 3931 PORTAGE RD
 SOUTH BEND, IN 46618
 SITE PLAN

NO.	DATE	REVISIONS

SHEET **A1.1**



3/16/2018 10:42 AM